

Design & Access Statement

for

the demolition of an outbuilding to the rear of

**THE HUT PUBLIC HOUSE, Old Orchard Close,
Uxbridge UB8 3LH**



Dale Venn Architects Ltd
Chartered Architects, Planners & Surveyors
High House, Harlington Road,
Hillingdon, Middlesex. UB8 3HX.

Tel: 01895 237345
e-mail: dalevennarchitects@gmail.com

DECEMBER 2020

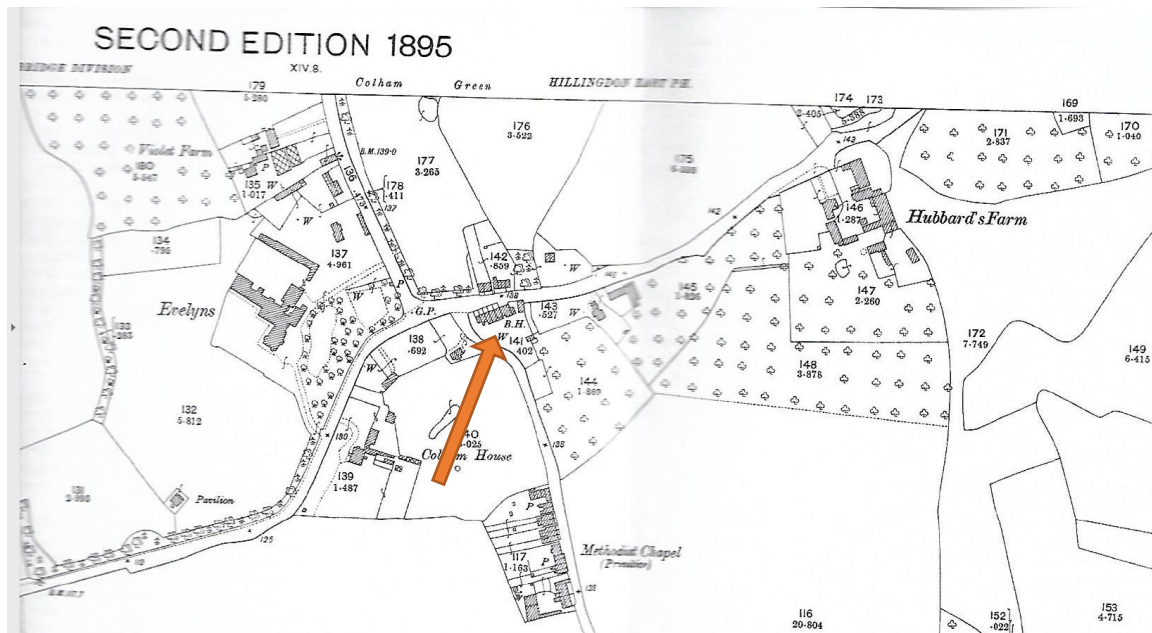
LOCATION

The site stands within a residential area to the south side of Old Orchard Close, behind the Hut Pub and flanking Chapel Lane and faces an open Green Belt area.

HISTORY

In 1895 as shown in the old photo and map, a line of terraced cottages occupied the site of the pub and the land opposite. A letter written by the current owner of the pub, Mr Gerry Collins, which is part of the application, describes his work as a builder to enhance the pub building and the subsequent local listing.





PROPOSAL

This involves demolition of a single storey shed with pitched roof formerly used occasionally as a meeting place for a martial arts club and sometimes other organisations, but subsequently has remained vacant for several years.

Following demolition the proposed development is for four double storey units in chalet style, each providing a one bedroomed dwelling. Each unit would be suitable for a single person or a couple.

Outdoor amenity space would be provided at the rear of the site beyond a car parking area, with the addition of small front gardens to each unit.

The pub garden, open to the pub clientele only is flanked by the staggered plan to the rear of the residential units which has high level daylighting to the kitchens as well as sun tubes to avoid overlooking and gains sound-proofing by glass bricks.

ACCESS

From the frontage road the existing level access to the car parking area is maintained which itself gives level access to each front door and internal ground floor area without steps. There is an ambulant access toilet at ground floor for disabled visitors.

SIZE AND SCALE

The existing pub at the site frontage will be retained and maintains the street scene along Old Orchard Close. It screens the proposed structure at the rear. As a chalet style building its impact on the surroundings remains modest, there being no overlooking of the pub garden. The impact on the Green Belt is minimal since the footprint of the proposal is the same as the existing building and the roof height is kept low.

AMENITY SPACE

The open area to the south is compliant with the requirements for amenity space for the proposed dwellings totalling 100 sq.m, as is the provision of 6 car parking spaces and 4 cycle spaces.

WASTE

Separate provision for the units for waste and re-cycling is provided separately from the pub facilities.

REASON

The survival of the pub depends on further investment. The condition of the existing building is outdated and seems to have no future as it is.



Mr Gerry Collins
Collins Taverns Ltd
The Hut Pub
2 Old Orchard Close
Uxbridge
UB83LH

Email :- gerry@thehutpub.com

Phone:- 01895437935

Mobile:- 07831233362

Dear Sirs.

To whom it may concern.

I was born in Uxbridge in 1957 and have never moved from the area, in 1972 I started a 5 year apprenticeship as a bricklayer with Abercost based in Ruislip, they carried out all types of quality work, one to mind is I helped to move and rebuild St Andrews Gates to where they now stand today, I could go on and on about my work with Abercost but this letter is for the pub not me.

In 1978 I left Abercost and started my own building company Collins Builders Ltd which turned out successful with a very good reputation. In 2002 I bought the freehold of The Hut Pub, everyone in the area including locals to the Pub all thought I was going to demolish the Pub and build houses or flats, this was not my intention far from it, in 2004/5 we carried out a complete refurbishment with new toilet, kitchen and game room extensions to how it stands today. A few years later we received a letter from Hillingdon to say the front of the building had been locally listed because of the work carried out and the attention to detail, this was a great tribute to Collins Builders, I owe my skills to Abercost.

The Hut Pub is a family run Pub with my wife, 2 sons, daughter and myself hands on, we also employ 7 staff. Over the years we have raised in excess of £70,000 for charity, we have won several Hillingdon in bloom awards, won best cellar and service in Great Britain 2011, the Pub had 7 dart teams, 2 pool teams, 2 football teams and run regular quiz nights. The Hut is a traditional community Pub with photos showing history of the local area, we also have a list on display showing all The Hut Pub landlords since 1851 to present day (us), we even have the tankard landlord Mr Fred Long drunk from in 1873, again this list could go on and on and probably fill a book. I just want to try and show how much The Hut means to my family, myself and all the people who have used the Pub. This Pub has survived through the smoking ban, longer opening hours, massive rate increase, energy costs, local parking restrictions, cheap alcohol in supermarkets and so on, several Pubs around us have not been able to and now closed. With this latest massive problem Covid 19 could be the last nail in the coffin for The Hut Pub. Please help us try and save part of our British Heritage, The Local Pub. The hall to the rear of the Pub is in a very bad state of repair, over the years we have spent thousands of pounds to tidy and cover up its condition, there is no insulation, it is impossible to heat and very expensive. It is beyond reasonable repair and needs to be demolished.

I believe the building of these 4 units and their income could save The Hut Pub and add to its character, my hope is my family can continue to run this great Pub long after me.

Thank you for taking the time to read this letter.

Yours Faithfully.

Gerry Collins and Family