

DESIGN and ACCESS STATEMENT

For the

PROPOSED CONSTRUCTION of ONE SEMI-DETACHED HOUSE (2 Dwellings)

at

THE HUT PUBLIC HOUSE

2 Old Orchard Close,

Hillingdon,

Middlesex,

UB8 3LH.



Original Document dated – 15th July 2022.

| Revision | Date | Description |
|----------|--------------------------|--|
| Orig | 2 nd Aug 2022 | Original document. |
| A | 6 th Jan 2023 | New section added, 'Response to the 'Pre App Advice' |

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1 Executive Statement

This property is owned by Mr G. Collins and is a public house known as The Hut and has been for a number of years.

The detached property sits at the south side of Old Orchard Close, adjacent to Chapel Lane, which is mostly residential properties. At the rear of the pub is a very large timber shed that has been in the current location for many years which has seen its best years many years ago. It has become a dangerous structure, with rotting timbers, asbestos sheet panels internally (which have since been removed by a specialist contractor), a roof that needs replacing, pad foundations of dubious construction and with very dated and tired internal fittings and fixtures, energy inefficient and also takes its services from the pub itself.

The shed has become a matter of protracted discussion and exchange of emails between the council's planning department and the owner. The council have been insisting that a 'community hall' be retained in the current location for the local populace. However, the owner does not want it and neither do the local community. Nobody has hired it as a venue since 2009 with the exception of a martial arts club, nobody has enquired about renting it for in excess of nine years, it's a financial burden for the owner who has poured thousands upon thousands of pounds into this cash cow. It doesn't stand up financially and it is impossible to make a business case to rebuild it;

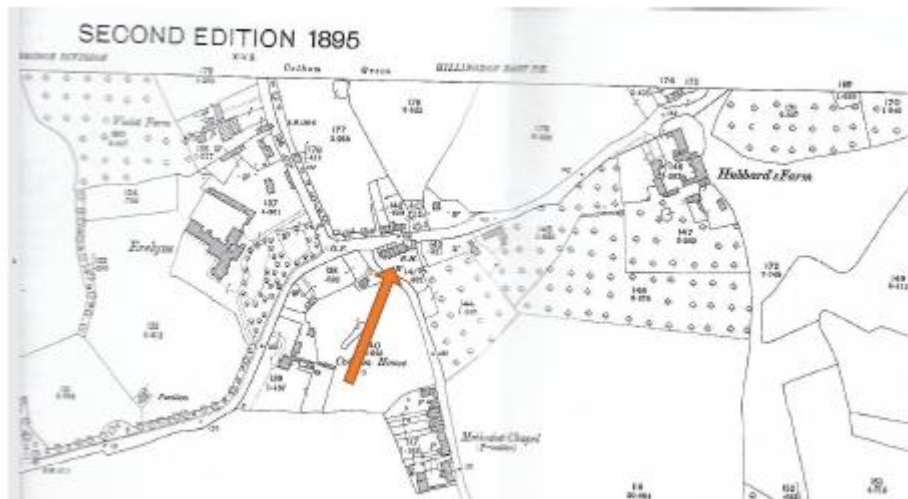
If it is assumed that the building would have a straight-line depreciation over a 25-year build life, not an unreasonable amount of time for this type of structure, its value would have reached zero sometime during the mid-1970s.

Even after 50 years straight line depreciation it would have reached zero during the very early 2000's based on the assumption it was erected in the 1950's, earlier if constructed during the 1940's.

To demolish and re-build this so-called community shed will be in the region of £500,000:00p (five hundred thousand pounds) with only the aikido school currently willing to rent at £96:16p per week (excluding VAT). This would generate an income of a little over £5,000:00p (five thousand pounds) per year, therefore, payback will take 100 years without any additional income from other sources **IF** additional income became available.

One thing that can be agreed upon is that it is an inefficient, dangerous structure that must be demolished. Please see the report named 'Notice of Intent to Demolish a Shed' for additional information.

We respectfully question whether this is actually green belt or brown. The extract from an ordnance survey map in 1895 shows a series of terrace houses both south and north of what is now known as Old Orchard Close. Indeed, the new name of the road also tells us about the previous use of the land.



An extract from an 1895 ordnance survey map.

The photograph below shows the terrace of houses both north and south of what is now Old Orchard Close. The houses to the right of the photo is where the pub now stands, at the entrance to what is Chapel Lane. This photo would have been taken prior to 1895.



The Hut PH sites
in this position.

This is now Old Orchard
Close

2 The Pre-Application Advice

Many thanks to Haydon Richardson for his pre-app advice, we note the content of his report and wish to reply to that report as follows on a like for like basis where possible;

1. The existing property that we refer to as 'the shed' has a footprint of 216 SqM. A ridge height of 4,750 meters and has been in existence in it's current siting for in excess of 70 years.



What we are proposing is to reposition the new building in, in our opinion, a less conspicuous position closer to the rear boundary of the pub and set back from Chapel Lane by a minimum of 5 meters. This new building will be over two floors with a footprint of 140 Sq.M, therefore 280 Sq.M in total floor area. However, by its very nature the ridge will be in excess of 6,500mm but the exact dimension has yet to be determined. It will have a mansard roof to reduce the visual impact to the residents of Chapel Lane and the current screen planting that will have to be removed will be replaced with like-for-like screen planting which will take some time to establish but will eventually give those residents a green aspect to look out on.

We believe that because we are on the extremities of the north west green belt as shown in the Green Belt website and replacing a dilapidated timber shed with a lesser footprint building the additional height should not be an issue.

2. Mr. Collins and his wife, Linda, have owned the Hut PH since 2022 and it is their business acumen that has kept this local public house very popular during the succeeding years. However, what with the Covid pandemic, changes to peoples drinking habits, changes to the overall economic climate, changes imposed by means of restricted parking and lack of patronage to the hire of the shed they have had to source other income. They believe that the construction of this new property will enable them to subsidize any additional tail off of trade. Therefore, we believe this to be a 'very special circumstance'.

3. When viewed from Chapel Lane, the perimeter of the pub is obscured by a dense Leylandii hedge that was planted by Mr. Collins, and maintained by him and his staff, since he took ownership in 2022. His proposal will include replacing this hedge and / or trees where alterations are needed, and with a minimum height of the new Leylandii / trees being 2 meters at the time of planting. Therefore, with the exception of moving the building to a newer position and with a lesser footprint, any visual changes will be non-evident within a short number of years.
4. We also note that the parcel of land which sits to the south of the pub boundary, and currently for sale, has had the vast majority of the mature trees removed in the past 2 – 3 months.
5. There is a mixture of properties to the perceived frontage of the property, the eastern elevation. Those to the immediate east are terraced houses, but within very close proximity are also detached and semi-detached properties both in Chapel Lane and Old Orchard Close. There is a tyre replacement business immediately opposite the entrance of the pub, a petrol station no more than 100 meters away, an off-licence and immediately to the south of the pub perimeter a very large plot of green belt land which is now for sale! That piece of land has had nearly ALL of the trees removed. Is it not unreasonable for us to assume that this plot will be purchased by a developer? With the new screen planting and that existing planting none of those residents will be able to view any new development, indeed, they cannot see anything as it stands.
6. Attached in the appendices (appendix B) is a copy of a series of communications between Mr. Collins and the Sensei Aikido, Mr. Paul Foster-Dent, the previous sole user of the shed in which he states that he has moved his aikido school to a new premises. With the exception of providing a number of years empty diaries we are at a loss on how to evidence the shortfall of business within the local catchment. It has not been hired for years, no enquiries, better facilities provided a Stockley Park added to a new community hall being cost prohibitive to an existing hard-pressed business. What also makes the current facility inappropriate for social infrastructure use is the lack of car parking in and around the pub by parking restrictions implemented by the council.
7. What we now propose is one pair of semi-detached houses with brick elevations to the ground floor and a tiled mansard roof with dormer windows. We will endeavour to match the bricks and tiles to the properties in the immediate vicinity. The new build will be fully inclusive, and those details will be shown in a new set of drawings yet to be developed. As a new build it will be far more energy efficient in every way than a vast open community hall will be.

With the new building set in an alternative position to the original proposal in late 2022 we feel that by giving back some land for additional pub parking and beer garden the new build is isolated from any real viewing from the pub or the street and additional Leylandii screen planting in the garden and car park will further hide it. Because of the mixture of

surrounding properties, we feel the precedence has been set for a different design. By including an acoustic fence between the new build and the existing pub, noise pollution will be greatly reduced, and it should also be expected that anyone purchasing a new build beside a 100-year-old pub should expect some noise to be evident.

We question why something somewhere has been described as 'heritage asset'? What building is that referring to? What and where is the 'Listed Building'?

All of the extensions to the pub, and alterations to the front façade, have been instigated by Mr. Collins at his own expense and by his own hand. The Hut is not a Grade II listed building, and if it has been so listed by the local council, or similar, why wasn't Mr. Collins offered the courtesy of being informed formally?

8. Both properties will be fully inclusive with sufficient car parking, cycle storage and bin storage will be provided, passive EV charging will be installed.
9. We propose adding a new drop kerb entrance in Chapel Lane that will be shared access to both properties and it will comply with the DOMESTIC VEHICLE FOOTWAY CROSSOVER POLICY 2022) because there is no footpath to cross over. The crossover will be directly opposite the current expanse of crossover already existing in the opposite side of Chapel Lane. Because the new crossover will be on the concave side of the existing bend visibility will be provided in both directions and for all road users, however a sightline drawing will be provided to show the proposed splays.
10. How long does it take for landfill gas to migrate? The land immediately south of the property has not had any landfill for in excess of 55 years. From the graph in appendix A (information taken from the Environment Report shown therein) we know that the landfill gas will have substantially reduced in that 55-year timeframe and will continue to migrate exponentially. With the infill gas management installed into what we now know as Stockley Park Golf Course and the Business Park do we have any real risk from landfill gas?
11. The asbestos has been removed by a certified contractor in recent months and a report is available.
12. When Mr. Collins made extensions to the pub in 2002 and 2004 (planning applications 19186 / APP / 2002 / 1955 and 19186 / APP / 2004 / 521 refer) he dug a 4-meter-deep cellar and at no point was there any made up ground or other contaminates. Since the pub has stood on this ground for in excess of 100 years it should be safe to assume no other parts of the land should contain contaminates the land directly south of the pub boundary had numerous mature trees on it and therefore gives us the evidence that there has been no landfill there for a number of years, we believe in excess of 55 years. That parcel of land is now for sale and the mature trees that did stand there have been cleared within the past 2-3 months.

The remains of the very original 'chapel' in Chapel Lane were still in evidence in the 1960's. The original West Drayton Road was diverted sometime during the late 1980's or early 1990's with the Stockley bypass being constructed during a similar timeframe. Would it not be reasonable to assume that landfill gas was managed during that period? The parcel of

land that was created during that road construction, between these two roads, is now up for sale. If it is believed that parcel of land is contaminated then the new owner will have to deal with that contamination. Maybe we could 'piggyback' on their reports and investigations to help reduce the financial burden for both parties?

However, we do understand steps must be taken to prevent any migration from a landfill site as it might enter buildings in the vicinity. This can, and will, be done on the site by means of combinations of geomembranes and clay-based products and detailed by the Environment Agency.

Gas protection for buildings usually consists of an impermeable gas membrane. It also may include a layer, or an under-croft (ventilated air void) below a building where the gas will collect and be vented in a controlled manner if investigation proves the existence of LFG.

We will adhere to the council recommendation of a desktop study to be carried out by a competent person to characterise the site and provide information on the history of the site and surrounding area to identify and evaluate all potential sources of contamination. This may need to include a method statement providing details of any remediation work that may be required during the construction period not identified in the desktop study.

13. We will address the SuDS during the design but anticipate this being dealt with via a large soakaway. The immediate vicinity was gravel pits for many years and we will investigate digging down to the existing gravel layer for this soakaway. When Mr. Collins improved and extended the pub in 2002 and 2004 he was informed by the LPA that the pub was not on a flood plain. We will confirm that status with the EA at the earliest opportunity prior to construction commencing.

14. Grey water collection will be implemented at every opportunity.

2 The Proposal

After the demolition we propose to build two semi-detached (one building), three bedroom houses with self-contained access to each, both DDA compliant and maybe named 1 and 2 Collins Close or similar. Prior to building these houses we will construct a new acoustic barrier (size yet to be defined) between the plot and the pub to give a clear delineation between the two, please see the site plan for our initial thoughts. During the construction phase Mr. Collins will also make some minor changes to the pub to give some extra storage and improved the appearance of the north east corner of the pub.

3 Access

This properties will be accessed via a new entrance to be situated in Chapel Lane. A hard standing will be made for 2 cars per dwelling, some motorcycle and bicycle parking areas which will have level access to most of the garden, and a very shallow slope up to, and into, the house. One parking space will be left big enough for one disabled parking space per dwelling.

The ground of this house will be as open-plan as possible for easy access for those both able bodied and those less mobile, leaving enough space for wheelchair access to a downstairs 'wet room'.

The first floor of the property will have one master bedroom, a double bedroom and a single bedroom.

4 Transport Links

Being situated fairly central to Uxbridge, West Drayton and Hayes we have the added value of numerous bus and train services with access far and wide to the north, south, east and west, both into London and the surrounding provinces if required. All services are within a very short walk of the premises, all local shopping services are within a similar very short walk, with access to the local parks, fitness gymnasium, doctors and dentist close by.

Buses;- There are bus stops very close by with services into both Uxbridge and West Drayton at very regular intervals. Both have large shopping centres and all welfare amenities that will be required, hospital, doctors, dentist, optician and home care nurses.

Trains;- By using the bus it's possible to get to West Drayton Station for over ground trains into London, the west of the country and beyond, underground services into London on the Piccadilly and Metropolitan lines are available in Uxbridge. With the variety of access to local train services it's possible to access any part of the United Kingdom in a reasonable period of time.

Coaches;- National coach services are available to all areas of the country from both Uxbridge and West Drayton stations

Airports;- London Heathrow airport is within a very short drive by car or bus and provides short and long haul flights. Gatwick airport is a reasonable distance away depending on what time of day you are driving there.

Car; - The motorway system is within a short drive to the M4, M25, M40 which accesses all areas of the country if required.

5 Design

Mr Collins is keen for the properties to be of a high standard of design with materials being sourced from local suppliers to reduce the carbon footprint of deliveries and to reduce waste by recycling as and when the opportunity arises.

We are proposing to build two similar dwellings, with dedicated access and isolated from the pub itself. The ground floors will be traditional brick / block cavity walls and the first floor a mansard roof to soften the external appearance. Every effort will be made to make them as carbon neutral as is practicable. White goods, heating and other appliances will be chosen for their energy efficiency, lighting will be LED and every opportunity will be investigated to save and store energy.

We will endeavour to install solar panels to feed each dwelling and will provide a dedicated battery enclosure once the panel and battery size has been determined. We will install the provision for a gas supply but will keep gas use to a minimum.

The existing sewer pipe runs under the pub which we intend to reroute around it. Rain water will be harvested via commercially available water storage units for watering flower beds and the suchlike. We will be installing a grey water system after researching what is available on the market. We will install two button flushing to the toilets and aerating taps to all facilities.

Although the outlook will not be particularly breath-taking, we are proposing to plant decorative screen planting to reduce any 'solid wall' impact.

6 Use

The existing use of the surrounding properties is predominantly private dwellings, fields, a tyre replacement business, an off licence and an office. A petrol station is a in the region of 100 meters away. There is a mixture of terraced, semi-detached and detached housing in the immediate vicinity.

The proposal is to add the semi-detached houses after the shed has been demolished and the surrounding garden / space has been cleared. If, for any reason, large shrubs or small trees have to be removed they will be replaced on a like for like basis.

7 Amount

Both properties will be the same size externally, on the same footprint and will be the same internally. The table below gives the basis of the room sizes we have used;

PROPERTY SIZING TABLE (we have assumed 3 bedrooms and 5 people).

| Number of bedrooms(b) | Number of bed spaces (persons) | 1 storey dwellings | 2 storey dwellings | 3 storey dwellings | Built-in storage |
|-----------------------|--------------------------------|----------------------|--------------------|--------------------|------------------|
| 1b | 1p | 39 (37) ² | | | 1.0 |
| | 2p | 50 | 58 | | 1.5 |
| 2b | 3p | 61 | 70 | | 2.0 |
| | 4p | 70 | 79 | | |
| 3b | 4p | 74 | 84 | 90 | 2.5 |
| | 5p | 86 | 93 | 99 | |
| | 6p | 95 | 102 | 108 | |
| 4b | 5p | 90 | 97 | 103 | 3.0 |
| | 6p | 99 | 106 | 112 | |
| | 7p | 108 | 115 | 121 | |
| | 8p | 117 | 124 | 130 | |
| 5b | 6p | 103 | 110 | 116 | 3.5 |
| | 7p | 112 | 119 | 125 | |
| | 8p | 121 | 128 | 134 | |
| 6b | 7p | 116 | 123 | 129 | 4.0 |
| | 8p | 125 | 132 | 138 | |

8 Layout

The proposed layouts are shown within the drawings associated with this application and predominantly 'open plan'.

9 Scale

In terms of scale this is shown within the drawings associated with this application and the Room Schedule in appendix A.

10 Amenity Space

Both dwellings will be surrounded by amenity space. Both will have their own entrance onto the respective plot and consideration has been given to both having a garden. There will be a 1 meter access path to one side of each property. Car parking will be given and will be to the recommended planning parking spaces, with provision given to one space for those with mobility issues.

11 Car, Motor Cycle & Cycle Parking

As mentioned above, we will provide a space for those with mobility issues. With each house we feel there is sufficient space for each new home owner to be able to determine for themselves whether they need motor cycle but we will provide cycle parking facilities.

12 External Landscaping

The entrance to the new property is proposed to be in Chapel Lane, directly opposite an existing drop kerb for the current residents. We will build a new wall and plant a row of high screen plants on the pub side of that new wall to match up and suit the existing screen planting. Both dwellings will be sympathetically landscaped to give a lawn and shrub borders.

The existing perimeter of the entire pub site is surrounded by mature trees and shrubs. If, and when any trees or shrubs need to be removed, we will replace them on a like-for-like basis to keep the integrity of the site intact.

13 Encroachment

The proposed development will not encroach at either its roof, walls, eaves, gutters or foundation levels.

14 Party Walls

As the properties are fully semi-detached, we do not have external party walls to be taken into consideration. The new internal walls will be designed so that they accord with the Approved Document L1A:2010 for thermal and noise transfer. The airborne and impact noise between floors and adjacent dwellings will be given due consideration with current Building Standards. We will construct an acoustic fence with screen planting between the beer garde, car park and the new properties.

15 Rights of Light

Taking a rule of thumb line at 45 degrees and with the elevation being in a south westerly position we do not encroach any neighbours right to light. However, we have also taken into consideration the Prescription Act: 1832 and again we do not impact any neighbouring property including the pub itself.

16 Impact on Street Scene

With the new properties being set back from the street by a minimum of 5 meters, both surrounded by fencing and, eventually, mature screen planning we believe there will be no impact to the street scene. Both dwellings are reduced in height by not having a very high loft space to further reduce any perceived issues.

Both dwellings will be flanked by very mature trees to the East, West and South. They will not be visible to 10 Old Orchard Close (in excess of 50 meters away) or the residents of Chapel Lane, 35 meters away. They highest point of the roof may be visible from the pub car park and the upper floor visible from the beer garden.

17 Considerate Building and the Local Populace

Mr Collins is very aware of the potential noise and dust pollution that a development of this type can generate having been a building contractor for a number of years and is therefore keen to employ the services of a responsible project manager and subsequent building contractor. One of the pre-

requisites of both will be the importance of health and safety and addressing all points on the Considerate Builders Charter. Every effort will be taken to ensure the safe ingress and egress of the public to neighbouring properties and the pub itself, and the safe passage of local traffic.

18 Current Services to the Property

The current services to the shed are supplied via the pub. These will need to be cut-off and new supplies established to the new dwellings.

We wish to reserve the right to install Solar Power to the new house roof areas. The power generated from these will, in the first instance, feed the dwellings themselves, and if applicable via diverters, the pub. We will need to employ a specialist contractor for the design and output capability.

19 Community Infrastructure Levy (CIL)

Mr Collins is aware of the CIL and is expecting an estimated sum from the council in due course.

20 Indicative Design Considerations

All new lighting will be LED including external walkways. We will use aerating taps and two button flush cisterns for the toilets. All white goods will be chosen for their electric and/or water efficiency. We are proposing to make all new door openings a minimum of 950mm wide so that lesser able body residents have free access throughout each new dwelling. All internal doors will be ½ hour fire rated minimum and all new external doors 1 hour fire rated.

Where we are able, rainwater will be harvested for personal use of the new owners.

21 Next Steps (at the time of writing)

Must do;

- 1 Employ service engineers to inspect and report on the current electric, water and gas capacity and design the new service requirements. However, gas will not be provided to the new dwellings.
- 2 Contact a reputable Solar Panel installation company for their design proposal including batteries, if applicable, and the makeup of a battery storage area.
- 3 Begin a dialogue with the Hillingdon Council Building Control and Planning teams to justify and satisfy any design queries.

- 4 Contract a structural engineer to design the east flank foundation and load bearing for the first floor joists.

APPENDICES

APPENDIX A

Landfill gas flow rates also change in tandem with methane concentrations over the lifetime of a landfill site. This is illustrated in Figure 3.3, which shows gas generation rates in m³/hr calculated using the landfill gas generation module in the Environment Agency's GasSim model. The flow rate of landfill gas from biodegradable waste landfills rises quickly to a peak (or peaks depending on the rate of infill), and then declines exponentially with time, with gas production continuing for many years after the landfill stops accepting new waste. The peak flow rate and duration of high and medium calorific value gas will be dependent on the volume of waste disposed of and its composition (i.e. the content of biodegradable materials).

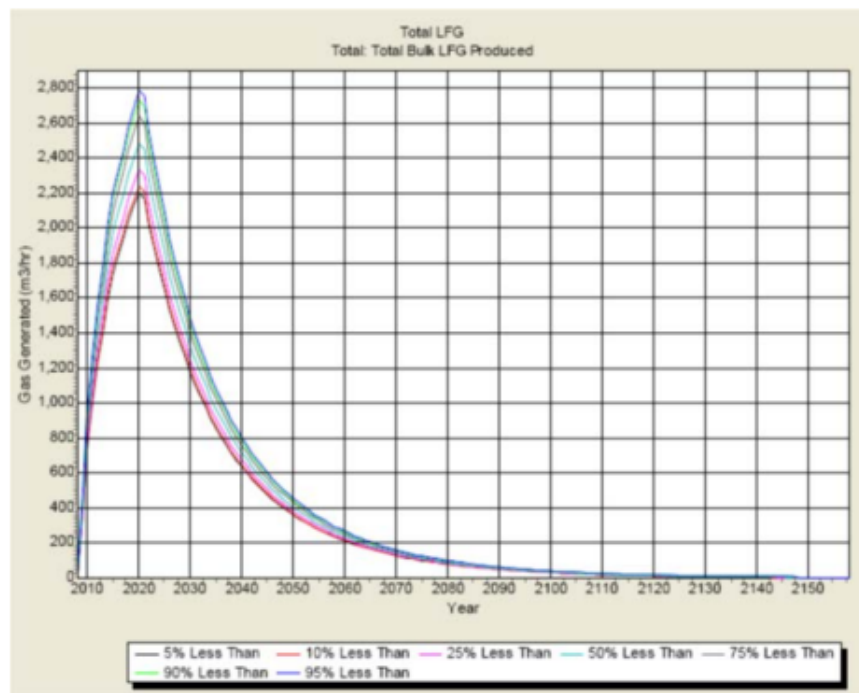


Figure 3.3 GasSim model estimated output of landfill gas generation rate from a theoretical site (Environment Agency 2009)

¹ Extract from the Environment Agency – 'Evidence Landfill Methane Oxidation Techniques' – Authors Dr. Ian Campbell & Neil Robinson. Published September 2017, ISBN: 978-1-84911-398-4.

APPENDIX B – List of Correspondence Regarding the Dojo & Pub

Hi Martin I hope this is of some help.

The Hut Pub rear hall

30-05-2022

Ref:- Correspondence with Mr Paul Foster-Dent Sensei Aikido.

1st onsite meeting early April 2021, we discussed the condition of the hall, the fact I would not let them use it in its current condition, then onto their interest in a purchase of the freehold.

My letter No1 (attached) what we asked for £300,000 and what they need to consider. Also attached Paul's response X2.

2nd onsite meeting end of May 2021, they asked me to prepare a cost for a total refurbishment and the fact they were still interested in the freehold.

My letter No2 June 2021 (attached). Cost for refurbishment £539,700.

3rd onsite meeting July 2021, they said they were raising money to purchase the hall but could not afford the cost of the above works and asked me to cost for the minimum amount of work to separate the hall from the pub .

My letter No3 September 2021 (attached). Minimum work and freehold £401,273. This is when the drawings were prepared for keeping the hall, at that time Aikido were very keen.

Last letter from Sensei Paul Aikido October 2021 (attached) you will see they give another option to rent the hall from us, this is not going to happen in its current condition, I have not heard from Paul since.

APPENDIX C – Email 1 Page 1 of 3



Collins Taverns Limited
The Hut Pub
2 Old Orchard Close
Uxbridge
UB83LH
Mobile No :- 07831233362
Pub No :- 01895 437935
Email :- Gerry@thehutpub.com

Dear Paul.

Thank you for taking time to meet the other day, as discussed I need to do something to help save the Pub and my business, at the moment the income from the Hall works out at £96.16p a week excluding VAT out of this figure we have to pay utility bills (Re:- electric, water, waste, rates, ect) also any maintenance or repairs.

We also discussed the condition of the Hall and in my opinion the Hall is beyond reasonable economical repair and needs to be demolished, there is very little insulation and costs a fortune to heat, however having said that with some tender loving care it may last a few more years.

Please find attached a plan showing existing boundary in red and the new proposed boundary in a dashed red, the new boundary alongside the Hall will be 600mm away giving access for maintenance only, this will be of solid construction (brickwork, blockwork or concrete fenceing).

We want a minimum of £300,000 excluding VAT (VAT may have to be added) for this land, this figure covers the land, the new boundary and the Hall in its current condition, the site will be cleared of all building material and rubbish.

Please find below a list of works you need to consider on top of the purchase price.

1. Block off windows and doors to north and east elevations.
2. New windows and entrance doors to west elevation.
3. New guttering and drainage soakaways to east and west elevations.
4. Roof repairs/renewal.
5. Timber repairs and treatment.
6. Repairs to existing boundary fences and possibly new gates.
7. Drive and parking surface to be addressed.
8. New soil water connection to road and required drainage alterations.
9. New mains water supply.
10. New electrical supply and meter.
11. Internal alterations.
12. Security (alarm and cameras)
13. Solicitor costs both sides.

Sorry Paul I know this is a lot to take in but I want you to be aware of what's involved. If you were to go ahead we would have to add a clause in an agreement that the hall or land could not have change of use for a minimum of 10 years and if you were to sell the pub gets 1st refusal. This would mean you cannot buy the land for development of flats ect, or sell to a property developer for gain.

I hope this is of some help and I look forward to your reply.

Yours Faithfully

Gerry Collins

27/04/2021

Fasthosts Webmail :: Re: The Hut Pub

Subject **Re: The Hut Pub**
From Paul Foster-Dent <paulfosterdent@yahoo.com>
To <gerry@thehutpub.com>
Copy <rvdjep@aol.com>, <smap1@btconnect.com>
Date 2021-04-27 14:04



Hi Gerry,

Hope you are well and apologies for the delay in getting back to you.

I have had a look through the detail that you sent over and have also forwarded to a couple of people from the dojo who are helping me with all of this. We are still very interested but need to spend some time chatting through the various details and implications. Once we have done so we will look to set up another meeting with yourself to feedback what is possible from our end and next steps etc, do you have any specific time lines you are working to?

As soon as i've caught up with the others I'll be back in touch to arrange a meeting.

Thanks

Paul

On Friday, 23 April 2021, 16:48:51 BST, <gerry@thehutpub.com> wrote:

Hi Paul please find two attachments. hope this helps. Gerry Collins

Subject **Re: the hut pub**
From Paul Foster-Dent <paulfosterdent@yahoo.com>
To gerry@thehutpub.com <gerry@thehutpub.com>
Copy rvdjep@aol.com <rvdjep@aol.com>, William Timms <smap1@btconnect.com>, William Timms <tcs@wizz.email>
Date 2021-05-12 10:25

fasthosts

Hi Gerry,

I hope you are well. We wanted to set up another meeting with you if it is possible to provide you an update with where we are with things on our end and what we would need to do gain access to the funds etc. Would you be available Saturday lunch time at all? if not Im sure we could do something one evening if that would be more convenient for you or event the following week.

Thanks

Paul

On Wednesday, 28 April 2021, 11:30:56 BST, <gerry@thehutpub.com> wrote:

Hi Paul thank you for your email yesterday, with regards to time lines we would need your decision as soon as possible, we need to plan what we are going to do to help the pub and to let our bank know what's happening.
Also if we decide to develop we need to arrange finance.

Regards Gerry

APPENDIX D – Refurb Estimate - Letter 2 Page 1 of 3

2

JUNE 2021

Dear Paul.

Sorry I have not got back to you earlier after the meeting we had with you, Will and myself. At that meeting we discussed that I prepare costs for a refurbishment and repairs to the Hall ready for you to move in and start your classes again. With that in mind I have decided to give you costs for a total refurbishment (please recall from day one I said the hall is beyond economical repair) I do believe I have covered everything we discussed and more.

Brief description of works.

1. Asbestos survey and report (already carried out and paid for).
£500.00
2. Remove toilets, basins, fixtures and fittings and all internal walls to leave hall clear for repairs to floor timbers and asbestos removal. Disconnect electrics, drainage, and water supplies from pub and make good. Remove link corridor to hall and make good.
£9100.00
3. Asbestos removal and safe disposal.
£7200.00
4. Rear store, remove flat roof and wall cladding, raise and repair walls to suit to include new gable and extend pitch roof in same line as existing. Remove existing gable wall to increase size of hall.
£6300.00
5. Strip and renew felt covering to complete roof to include repairs to roof decking and joists.
£17200.00
6. Strip all external wall cladding and carry out repairs to timber structure to include blocking off doors and windows to north and east elevations. Form new window and door opening to west elevation.
£10400.00
7. Supply and install to west elevation 1no main entrance door (disable friendly). 1no fire escape (disable friendly). 2no sliding patio doors 3.6m wide. 2no windows 2m wide. 1no small office window. All above in UPVC with certification.
£9300.00
8. Remove all ply floor to hall to expose timber floor joists, repair floor joists as required paying special attention to floor supports.
£12200.00
9. On completion of all timber repairs and alterations carry out timber treatment to all areas to include roof, walls and floor.
£2500.00
10. Construct new internal partition walls and ceilings to form Gents changing room with 1no WC and built in vanity unit (no urinal bowls). Ladies changing room with 1no WC and built in vanity unit. 1no mixed disabled toilet. 1no office with built in sink unit.
£8400.00
11. Run new drainage for above to include 1no external gully, 2no chambers and connection to main sewer in road.
£9500.00
12. Run new water supply from mains on public path with metered stop valve to isolation valve under sink unit in office.
£4200.00

13. Supply and install 2no close coupled WC, 2no vanity units, 1no disabled WC suite, 1no sink unit, 1no water heater.
£7300.00
14. All new electrical installation to include connection to mains on public path to new meter and distribution board, 4 wall heaters for office, gents changing, ladies changing and disabled toilet, 3no extractor fans for W.Cs, 3no hand dryers, all LED lighting, 8no double power sockets, 3no external sensor lights.
£9700.00
15. Supply and install Air conditioning for heating and cooling to hall only.
£10500.00
16. Supply and install recycled composite wall cladding to all external elevations (zero maintenance other than cleaning).
£17100.00
17. Supply and install new UPVC soffits, fascia and barge boards (zero maintenance as above).
£4700.00
18. Supply and install new aluminium guttering and downpipes to include new soakaways.
£9600.00
19. Supply and fix 100mm thick board insulation to roof, walls and floor.
£13700.00
20. Supply and fix water proof 20mm ply to all floors.
£5100.00
21. To main hall form a soffit approximately 400mm down from ridge to accommodate services.
£4700.00
22. Supply and fix 12.5mm plasterboard to all internal ceilings and walls then dry line.
£15300.00
23. Supply and fix 6no internal 1/2 hr fire check internal doors to include locks, latches, door closers, push plates, frames, door stops, architraves ect. Form banister rail across hall with 2m gap for spectator's area. Supply and fix 150mm skirting to hall and 100mm skirting to all other areas.
£9400.00
24. Carry out a full internal decoration.
£9000.00
25. Supply and lay sheet vinyl floor covering (commercial range) to spectator's area, office, disabled toilet, ladies changing and WC, gents changing and WC.
£4200.00
26. Carry out repairs to existing fence to include new feather edge boarding to gate and fence road side.
£3800.00
27. Prepare and lay 20mm shingle to drive and parking bays (the complete area).
£8300.00
28. Prepare drawings for planning and building control and pay LBH fees.
£6500.00
29. Solicitor fees.
£4000.00
30. Freehold cost.
£300000.00

Total budget cost £539700.00 plus VAT

With all of the above you end up with a purpose built hall for Aikido and as good as new with very little maintenance for many years to come. The works would take approximately 20 weeks to complete after approval from LBH. My only concern with planning at this stage is the lack of parking.

APPENDIX E – Minimum Refurb Estimate - Letter 3 Page 1 of 3

(3)

Dear Paul.

23-09-2021

Following on from my last email and are last meeting you asked me to cut back and do the minimum of work at this stage. The hall in my opinion is beyond economical repair and needs to be demolished as I have stated in previous correspondence, below is the minimum work and costs to separate the hall from the pub and to make the hall independent. I have had to allow some provisional sums because I am still waiting on costs.

Brief description of works.

1. Asbestos survey and report (already carried out and paid for).
£500.00
2. Prepare drawings for planning and building control and pay LBH fees.
£6500.00 (provisional sum)
3. Solicitor's fees.
£4000.00 (provisional sum)
4. Remove wall between existing gents changing and corridor to pub garden, extend wall up to gents WC entrance to form larger changing room and make good. Remove all shelving and sink from bar and make good. Remove all shelving in existing store room and make good. Prepare and redecorate the above 3 rooms only. Remove link corridor to hall and make good. Disconnect electrics, drainage and water supplies from pub and make good.
£6850.00
5. Carry out repairs to existing roof covering paying main attention to ridge, verge and eave details.
£3400.00
6. Strip external wall cladding to north and east elevations only carry out timber repairs to include blocking off doors and windows. Form new door and window openings to west elevation.
£6850.00
7. Allow a provisional sum to work on floor supports once exposed to north and east elevations perimeter only. This work cannot be costed until all exposed and even then it may not be possible to undertake without removing the internal floor.
£3000.00 (provisional sum)
8. Supply and install to west elevation 1no main entrance door (disabled friendly), 1no fire escape door (disabled friendly), 3no windows 1.2 m high 2m wide. All UPVC.
£5700.00
9. Carry out treatment to exposed timber to north and east elevations only.
£850.00
10. Alter existing drainage to run to a new chamber adjacent hall then to a further chamber just inside front boundary.
£4200.00
11. N.G Tunnelling quote to connect new drainage to main sewer in road.
£11855.00
12. Profit and attendance on above 10%.
£1185

Minimum Refurb Estimate - Letter 3 Page 2 of 3

13. Thames water costs and council fees for above.
£1500.00 (provisional sum)
14. Run new water supply from front boundary to isolation valve in existing electrical cupboard.
£1750.00
15. Crown Energy quote to connect water supply to mains in road.
£4305.00
16. Profit and attendance on above 10%.
£430.00
17. Fees in relation to above.
£500.00 (provisional sum)
18. Run a new service duct 750mm deep from front boundary to a free standing GRP electric meter box 3m from front of hall. From this meter box run a new supply to a new distribution board, reconnect existing supplies to new board test and make safe. Supply and install new water heater in existing electrical cupboard.
£5900.00
19. Crown Energy quote to connect electrical supply to mains in road.
£3180.00
20. Profit and attendance on above 10%.
£318.00
21. Fees in relation to above.
£750.00 (provisional sum)
22. Supply and fix 100mm thick board insulation to external walls to north and east elevations only.
£5200.00
23. Supply and fix recycled composite shiplap wall cladding to external walls on north and east elevations only.
£9650.00
24. Supply and fix new UPVC soffits, fascia and barge boards to north and east elevations only.
£2600.00
25. Supply and fix new aluminium guttering and downpipes to east elevation to include new soakaway. Clean out and repair guttering to west elevation.
£5100.00
26. Prepare and loose lay 20mm shingle to drive and parking bays but not on concrete and no grids laid or used.
£5200.00
27. Freehold cost.
£300000.00

Total £401,273.00 excluding VAT

Please note :- I would also recommend you allow a further £20,000 in your budget as a contingency sum for unforeseen works to be carried out by yourselves or us.

Thank you Gerry Collins.

Minimum Refurb Estimate - Letter 3 Page 3 of 3

On 25 Sep 2021, at 16:11, gerry@thehutpub.com wrote:

Hi Paul.

Sorry it has taken me so long to update you with costs it has been a nightmare. With the condition of the hall being so poor and trying to get hold of people for quotes ect .

Anyway I have done my best but still waiting on replys I think most of these people are still in furlough mood.

I have already paid out near £1500.00 and do not want to pay out anymore until you make your decision.

Thank you Gerry Collins

<Hall budget cost 3.docx>

<5028-15A PROPOSED PLANS AND STREET ELEVATION.pdf>

<5028-16A PROPOSED ELEVATIONS.pdf>

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