

DESIGN & ACCESS STATEMENT

PROPOSAL: Change of use from a TV/radio station to an event venue

SITE ADDRESS: Unit 1, 10 Stonefield Way, Ruislip, HA4 0JS

INTRODCUTION

This application is in relation to the proposed change of use from a TV/radio station to an event venue (Use Class Sui Generis).

THE SITE

The site comprises a two storey business unit having two floors of workspace. The last use of the unit was a TV/radio station.

The Unit 1 is named as Unit 1A, 1B, 1C and 1D.

Units 1B and 1D are currently used as offices/warehouses and have parking facilities to the front of Units 1B and 1D. These units are excluded within this application.

The site forms part of an industrial and business estate. Nearby uses include warehousing, builder's merchants and a fire and ambulance workshop. The residential properties are quite far away from the application site.

The application site is not situated in conservation area and no listed building is on site.

PROPOSAL

It is proposed to change the ground floor (Unit 1A) to an event venue with a dining hall, changing rooms, a kitchen and a store room at first floor (Unit 1C).

Capacity: The Units 1A & 1C is well placed to operate as an event venue, such as for weddings, receptions, birthday parties etc. The maximum capacity for the venue would be 200 people.

Usage: The main hall at ground floor (Unit 1A) will comprise a stage and seating area for 136 people. The proposed use of first floor (Unit 1B) will be a dining hall and bar to serve main food and drinks for guests only. The proposed kitchen is not for cooking purposes, it will be used to warm up and organize the catering food for serving. The proposed store is used to store cutlery, tables and chairs.

The proposed dining hall will be sufficient to cater for up to 66 people at a time.

Facilities: Restroom facilities are provided within the unit. There are male toilets and a disabled/female toilet at ground floor level, and female and male toilets at first floor level. There are changing rooms proposed for ladies and gents at first floor level (Unit 1B).

Vehicular Access and Parking: The site is accessed via Stonefield Way. The courtyard around the unit allows turning a vehicle in order to enable them to arrive and leave in a forward gear.

The courtyard to the front and side of the unit can accommodate 33 cars and 2 disabled parking spaces.

It is likely that many guests would choose to take taxis; there is sufficient space at the front to drop off and pick up the guests.

Cycling is always to be encouraged, but again, it is unlikely that an event guest would use this form of transport.

Public transport is in close proximity, there are two nearby bus routes (114 and 282) covering surrounding areas such as Ruislip, Northwood Hills, Eastcote, Harrow, Northolt, Yeading etc.)

IMPACT

Landscape and visual impact: No alterations are proposed to the exterior of the building or to the landscape, therefore it is considered there would not be a visual impact on the surrounding landscape nor on the building.

Noise disturbance: The proposed operating hours are 09:00-00:00 Monday to Sunday. The proposed amplified music will be turned off at 23:30.

The site forms part of an industrial and business estate. Nearby uses include warehousing, builder's merchants and a fire and ambulance workshop. The residential properties are quite far away from the application site; therefore it is

considered that the proposal would not raise any detrimental noise concerns to residential amenities.

Impact on the surrounding economy: The proposed new event venue will have a significant positive impact on the local businesses not directly involved with the event, such as; overflow guest accommodation; guests visiting local hospitality and restaurants, local vendors of beauty and health services, and local taxis to and from the event.

The new business will create employment, a minimum of two full time and two part time jobs are proposed.

In addition, there would be a significant and positive impact for other businesses that would form part of an event, namely:

- Florists and Balloons
- Dress and Suit Suppliers
- Photographers
- Chauffeurs / Car companies
- Taxi, bus and coach businesses
- Catering Suppliers, etc.

CONCLUSION

Unit 1 is uniquely placed to operate as an event venue. The distance from surrounding residential properties and the location within the industrial estate will mitigate any potential nuisance to surrounding residential dwellings. The financial benefits to the local and other businesses generated by the event venue will be significant and as such this application shall be supported by the local planning department.