

Design Statement

Unit 4 The Gatefold Building, 36 Blyth Road, Hayes UB3 1AJ

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Introduction

This report is presented in support of a change of use application at Unit 4 The Gatefold Building, Blyth Road, Hayes UB3 1AJ. The proposal has been submitted on behalf Mr. Ibrahim Ibn Adham who is the applicant.

A previous application for a certificate of lawful development was submitted to the London Borough of Hillingdon Council on the 10th August, 2020 by the applicant. This application was refused; the ensuing details comprise a proposal to fit out the vacant commercial unit (class B1) and convert the unit into a beauty salon (Sui Generis).

1. The Site

The application site is located in Hayes, a town in West London. Hayes is an area which falls under London Borough of Hillingdon. The site is located on Blyth Road, Hayes. It is a short distance walk to Hayes & Harlington Station and within easy reach of Stockley Park. Journey times from Hayes are going to be even shorter – direct connection to the West End in 20 minutes, Canary Wharf in 34 minutes and Heathrow Airport in just 5 Minutes. Hayes High Street is within short distance which offers access to many shops and takeaways.



Overhead View

2. The Existing Building

The Old Vinyl Factory is a complex of buildings formerly owned by the British music company EMI in Hayes, within the London Borough of Hillingdon. The site was originally purchased and developed in the early 20th century. The former head office building on the corner of Blyth and Trevor Road was acquired by Stonham Housing (part of Home Group) and converted to self contained apartments at around 2000; it is not part of the main project site.

The project site was purchased in April 2011 by Purplexed, a joint venture between Cathedral Group PLC and Development Securities plc. It was renamed "The Old Vinyl Factory" (from "London Gate Business Park"). A seven-storey block of flats was proposed as part of the development in February 2012. The master plan for the site was approved by Hillingdon Council on 30 November 2012. This plan comprised a Vue cinema, offices, 500 apartments, a museum, restaurants, landscaped areas and playgrounds.

PLANNING HISTORY

An application for a certificate of lawful development dated August 10, 2020 was refused under a delegated decision on September 29, 2020. The proposal, previously submitted by the applicant (Mr Ibrahim Ibn Adham) did not constitute permitted development by virtue of the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as a Beauty Salon constitutes a Sui Generis Use. The gatefold development is predominantly residential with street facing, retail, leisure and commercial units proposed at street level. This application is not unique; proposals for a change the use within the same development have been submitted to and approved by the local planning authority, as highlighted below.

Decision Date: 30-07-2018 Approved 51588/APP/2019/734 Unit 5 Gatefold Buildings 36 Blyth Road Hayes

Change of use from cafe (Use Class A3) to childcare/nursery (Use Class D1)

Decision Date: 28-10-2016 Approved 51588/APP/2016/551 Cafe Unit 30-32 Blyth Road Hayes

Change of use from Cafe (A3) to Class B1, B8 or A2 use for unit within development approved under application reference 51588/APP/2011/2253 (Demolition of warehouse extension to Apollo House and erection of a part 4, part 5, part 6 and part 7 storey building comprising 132 residential units, cafe (Class A3), community room (Class D2), 5 x workshop units (Class B1, B8 or A2 uses), and associated car parking and landscaping)

Decision Date: 18-03-1998 Approved 51588/ADV/2019/9 Unit 5 Gatefold Buildings 36 Blyth Road Hayes

Change of Use from Retail/Cafe (Use Class A2) to Childcare/Nursery (Use Class D1).

CURRENT USE

Unit 4 is a newly built commercial unit within the Gatefold residential development, completed in December 2016. The unit is situated on the ground floor and is currently VACANT. The unit occupies a total space of 495 sqft and 46 sqm and has been marketed in a shell & core condition, ready for immediate tenure.

USE PROPOSAL

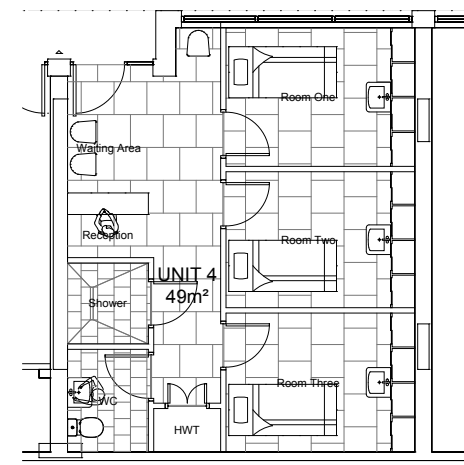
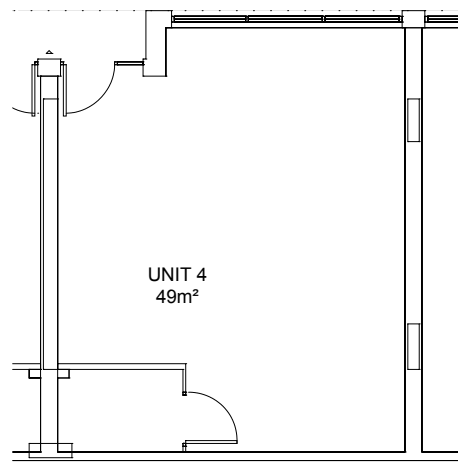
The applicant is a prospective tenant and is seeking consent for a change of use from Class B1 to Sui Generis in order to facilitate occupation of the unit by a Beauty Salon.

APPEARANCE

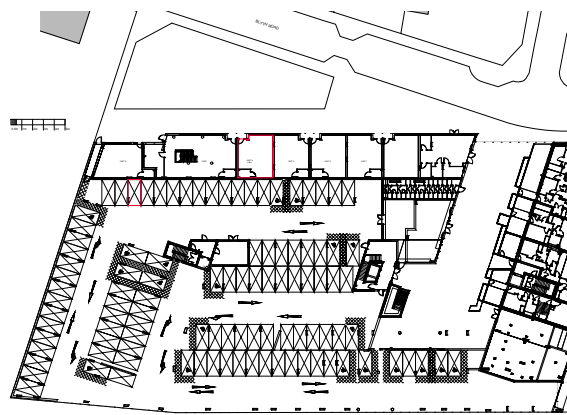
There are NO external alterations proposed for the unit; the interior will be fit-out with partitions, fixtures and fittings to create treatment rooms, reception, wc and shower.

ACCESS

The unit will maintain its access as existing with a level ground floor in accordance with Part M of the Building Regulations will enable inclusive access



Existing and Proposed Layouts



Site layout Plan



Unit 4 Entrance

3. Summary

- ▶ The application site is currently vacant and has been actively marketed for tenure without success.
- ▶ There is precedent for approving a change of use pertaining to the application site.
- ▶ The proposed change of use will not result in a material change in the building's external appearance.

On the instruction of our client, we hereby submit a proposal for a change of use from Class B1 to Sui Generis.