First Floor, 66 Wilbury Way, *Herts*

Change of Use Planning Statement

***for* HCM Music College,**
April 2018

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1. Executive Summary

1.0 The following Statement is submitted in support of a change of use application of the First Floor, No. 66 Wilbury Way from a B1/B8 use class to a D1 educational use to facilitate a Music Academy and music campus for HCM Music College in partnership with Milton Keynes College.

2.1 This statement has been prepared on behalf of HCM Music College in support of a planning application for the change of use of the first floor of 66 Wilbury Way, Hitchin SG4 0TP from its existing B1/B8 class use to a D1 use as a Music School.

2.2 The first floor of the building will be utilised by the school and externally there are no proposed alterations to the existing structure.

2.3 The application is accompanied by a Site Location Plan, Elevations and Floor Plans at 1:100 scale showing the existing and proposed layout. The Site location Plan and Floor plans are also located at Appendix 3 for reference. Internal alterations involve the reconstruction of partitions to facilitate the change of use. The existing car parking layout is not proposed to change for the development and can be found at Appendix 5.

2.4 No. 66 is located on the eastern side of Wilbury Way, towards the northern edge of the industrial area. It has, in previous years, been used for a range of business/ storage/light industrial processes.

2.5 The history of the recent use of the site is set out in the letter accompanying this application from Brown & Lee, the selling agents. As is clear, No.66 has been vacant since May 2017, prior to which it was occupied by Peak Physical and Fitness who moved to neighbouring accommodation at 68 Wilbury Way. The Ground floor of 66 Wilbury Way was let to Jolly Savage Ltd in March 2017, a company specialising in the purchase of unused printer ink and toner. Jolly Savage Ltd did not require the first floor accommodation.

2.6 Two local agents have been professionally marketing the property since May 2017. They have informed their client that "Any B1 office user has indicated that the building is not suitable for their requirement and likewise most B2 users do not want first floor accommodation". It is considered that the proposed use of the building by the Music School will not only provide ongoing employment opportunities in the building, but will also add to the range of facilities being offered within Hitchin.



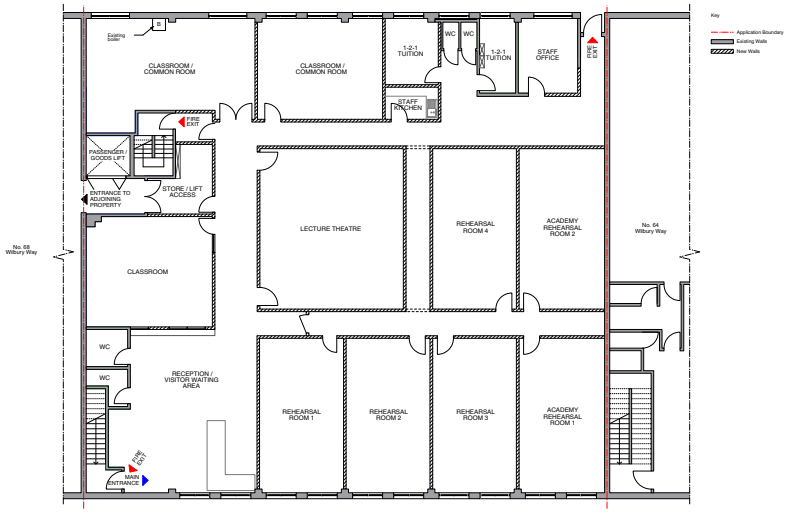
Photograph of 66 Wilbury Way

3.1 The proposed use is as a Music Academy and music campus for HCM Music College in partnership with Milton Keynes College .The business has been operating since 2011 from other premises in North Hertfordshire, however, because of restrictions imposed by the operators of this venue and, more importantly, that HCM wishes to be in a position to expand, a new venue has been sought. 66 Wilbury Way is considered by the college to provide ideal space for their operation. The venue will provide large communal spaces, sound-restricted rehearsal rooms and an area to be used as a Lecture theatre.

3.2 HCM Music College currently has circa 40 students locally, but anticipates that numbers will grow in the coming years as a consequence of the quality and size of space that will be available at 66 Wilbury Way.

3.3 The hours of operation are between 09:30am and 20:00pm on weekdays and 9:00am to 16:00pm on Saturdays. During the day on weekdays, the facility will provide Government funded further education in Music, English and Maths for 16-18 year olds from across the Hitchin, Letchworth and Stevenage area. From 5pm on weekdays and at weekends the facility will provide musical instrument tuition for children, teenagers and adults. The premises has 3 allocated parking spaces available to it (plan at Appendix 5), which the operators consider to be sufficient to deal with staff and tutors during the weekdays. The full-time day students are between the ages of 16 and 18 and will be either dropped off and picked up by parents, or use the public bus that stops approx. 100m away from the premises. Therefore, there will be no on-site parking required for students. For evening and weekend clients, the majority of people are dropped off and picked up. However, the activity at evening and weekends clearly coincides with the times when car parking requirement in the area is negligible and clients can park nearby if needed. Should they be required, the landlord of 66 Wilbury Way owns a large number of car parking spaces towards the end of Hunting Gate. These spaces are for the use of all Prime Estate's tenants and as set out in the agents letter at Appendix 5, most of the spaces are hardly ever used.

3.4 The rehearsal rooms, where musical activities will take place, will be of a soundproof construction. The appropriate system will be specified by a specialist acoustic consultant, indicative soundproofing system details are included at Appendix 4.



Proposed Floor Plan - Not to Scale

4.1 This section reviews the national and local planning policy framework and guidance, as relevant to the proposed development.

Local Policy: District Local Plan No. 2 with Alterations (North Hertfordshire)

4.2 Policy 36 of the saved policies of the District Local Plan No.2 with Alterations, is concerned with Employment Provision. It is permissive of "proposals for development and redevelopment to meet the needs of the available labour supply and changes in the local economy."

4.3 The policy does not restrict the use of buildings within the industrial area of Wilbury Way and indeed a variety of uses falling outside the general B1, B2 and B8 uses have been allowed. There are in fact two gyms, a Sikh Temple and a Perfoming Arts School within close proximity to 66 Wilbury Way.

National Policy: National Planning Policy Framework (NPPF) 2012

4.4 Paragraph 22 recognises that employment sites should not necessarily be protected for employment use and that "applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities".

4.5 By reference to the agents letter at Appendix 2, it is clear 66 Wilbury Way is not likely to prove attractive to the current employment market. The alternative use proposed will initially provide employment for up to 6 people. It will also bring a large vacant space back into a viable business use, whilst providing a local educational service.

5.1 This section provides a review of the site's planning history.

5.2 The planning department's online planning records have been assessed, with the relevant planning applications summarised below:

Application Site:

Application ref: 15/00908/01
Proposal: Change of use of ground floor from class B2 (general industrial) to class D2 (gym).
Location: Ground Floor, 66 Wilbury Way, Hitchin, SG4 0TP
Status: **Granted permission 30/04/2015**

Application ref: 13/02417/1
Proposal: Change of use of first floor from Use Class B1c (Light Industrial) to Use Class D2 (Gymnasium). Provision of 42 car parking spaces and 5 cycle stands (as amended by plan received 12.12.13)
Location: First Floor, 66 Wilbury Way, Hitchin, SG4 0TP
Status: **Conditional permission 24/12/2013**

Other:

Application ref: 14/01734/01
Proposal: Change of use from Class B1(a-c offices) to D1 (non-residential institutions) for use as a Theatre School with performance space.
Location: 60 Wilbury Way, Hitchin, SG4 0TA
Status: **Granted permission 02/07/2014**

Application ref: 15/01891/1
Proposal: Change of use of buildings from B1(business) to D1 (nursery/childcare); single storey extension to rear to provide plant room; steps and ramp to courtyard level on rear elevation; changes to fenestration ans internal elevations to facilitate change of use (as amended by plan no. 2756-03b)
Location: 41 Wilbury Way, Hitchin, SG4 0TW
Status: **Granted permission 10/06/2015**

6. Conclusion

6.1 66 Wilbury Way is an industrial building with an expansive layout at first floor. It has been vacant for some time and despite active marketing over a period of 7 months, the agents report no real interest in the premises from potential B1 users. There are a number of vacant premises in the vicinity and it is considered that the proposed use of No.66 by the applicants will provide both employment opportunities and a music training venue that will be of more general benefit to Hitchin and North Hertfordshire.

6.2 It is therefore considered that the use is considered to be consistent with planning policy.

Appendix 1 - Property Marketing Information

FIRST FLOOR 66 WILBURY WAY

Hitchin, Hertfordshire,
SG4 0TP



BUSINESS SPACE/STORAGE/LIGHT INDUSTRIAL

6,534 SQ FT (607 SQ M)

TO LET

Brown&Lee
Chartered Surveyors

T: 01438 316655

W: www.brownandlee.com

PAI Commercial Property Network
www.pai.uk.com

Location

The property is located within the principal industrial and commercial area of the town, approximately 1 mile to the north of the town centre and within approximately ¾ of a mile of the mainline railway station with regular services to London King's Cross. The A1(M) junction 8 is approximately 5 miles to the east, which inturn connects to the M25 to the south and the M1/M6 via the A14 at Huntingdon in the north.

Description

The first floor accommodation provides principally clear open plan business/production/storage space and is constructed externally of brick with double glazed powder coated replacement windows and doors. Parking is provided.

Features

- Three phase power/gas supply
- Gas fired heating via radiators
- Powder coated double glazed windows and doors
- Passenger and goods lifts
- Kitchen facility
- Male and female toilet facilities
- Allocated parking spaces

Accommodation

First Floor

Business/Production/storage/ mess room	6,534 sq ft	607 sq m

Lease

New repairing and insuring lease for a term to be agreed at a rent of £31,000 per annum, exclusive.

Service Charge

Please note that there is a service charge payable in respect of the building common parts and for the estate common parts.

Rates

We understand from the Valuation Office Agency website (**www.voa.gov.uk**) that the rateable value is £25,500. The UBR for 2017/18 is 47.9p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is B-49. A copy of the EPC is available on request.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective purchasers should satisfy themselves as to their condition.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Viewing

Strictly by appointment through Phil Wyncoll, Mike Phoenix or Daniel Musgrove Brown & Lee Chartered Surveyors, details below or Paul Quin, Newbreed Commercial Property Solutions, Tel No: 0845 617 1227, Email: paul@newbreedcps.com

For further information, please contact: Phil Wyncoll, Mike Phoenix or Daniel Musgrove

T: 01438 794588
M: 07899 964308
E: phil.wyncoll@brownandlee.com
W: www.brownandlee.com

T: 01438 794589
M: 07973 845471
E: mike.phoenix@brownandlee.com
W: www.brownandlee.com

T: 01438 794586
M: 07966 144131
E: daniel.musgrove@brownandlee.com
W: www.brownandlee.com

Brown&Lee
Chartered Surveyors

Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.
All prices and rentals are quoted exclusive of VAT | **Regulated by RICS**

Appendix 2 - Property Marketing Report

Brown&Lee
Chartered Surveyors

15 Meadway Court
Rutherford Close
Stevenage
Hertfordshire SG1 2EF

T: 01438 316655
W: www.brownandlee.com

Our ref: MKP/TAH/10879

28th February 2018

Mr G Kiln
Synergy Music Limited
31 Baldock Street
Ware
Herts
SG12 9DH

Dear Geoff

FIRST FLOOR 66 WILBURY WAY, HITCHIN

I understand you require confirmation of the marketing undertaken in respect of the above space and would confirm that Brown and Lee Chartered Surveyors together with joint agents Newbreed were instructed in May 2017 to market the accommodation which was being vacated by a gym called Peak Physical and Fitness who have moved the adjoining first floor accommodation at 68 Wilbury Way.

Brown and Lee Chartered Surveyors and Newbreed Surveyors are two of the leading commercial agents in the north Hertfordshire area and the accommodation has been marketed using the attached set of particulars.

In addition a board has been erected on site to indicate that the accommodation is available to let.

Both agents have arranged for the details to be placed on their respective websites and have included details on various other commercial property websites such as EG Property Link, Novaloca and Movehut.

The ground floor of 66 Wilbury Way was let to Jolly Savage Ltd in March 2017 and they did not require the first floor accommodation.

This is very typical of a number of buildings in Wilbury Way where the ground floor space is of interest to a lot of B2 occupiers, but the first floor space is often redundant as far as their requirement is concerned and they, therefore, request that the space is retained by the landlord rather than the occupier having to take responsibility for the upkeep of the first floor space.

This has resulted in many of the buildings along Wilbury Way at first floor level being used for a number of different uses such as gyms, religious use and performing arts.

Any B1 office user has indicated that the building is not suitable for their requirement and likewise most B2 users do not want first floor accommodation.

I trust this provides the information that you require, however, if you do need anything further at this stage please do not hesitate to give me a call.

Yours sincerely



M K PHOENIX MRICS

Direct Dial: 01438 794589
Direct Email: mike.phoenix@brownandlee.com
Mobile: 07973 845471

Appendix 3 - Drawings

Site Location Plan

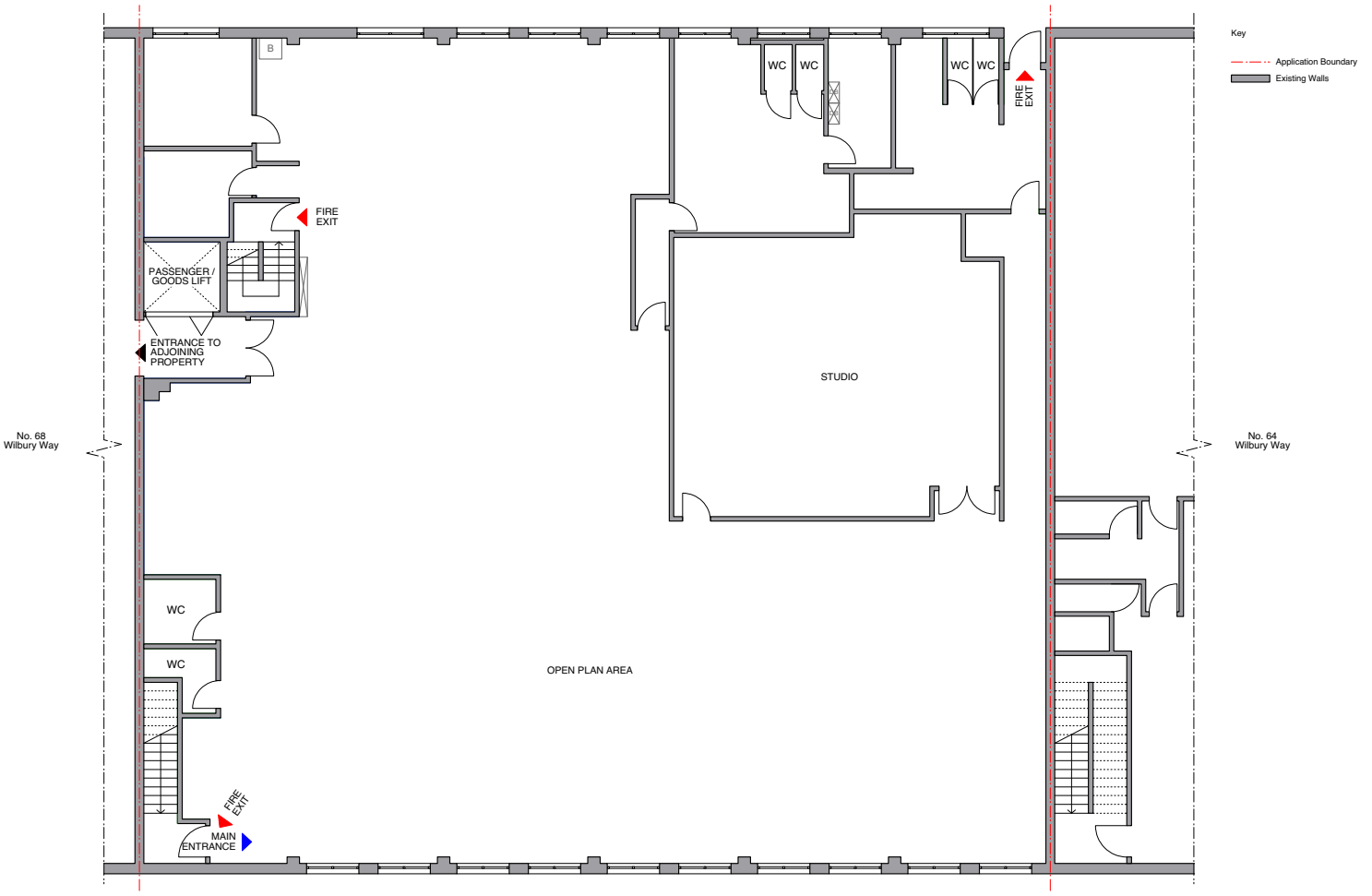


N

Scale bar 0 10 20 30 40 50m

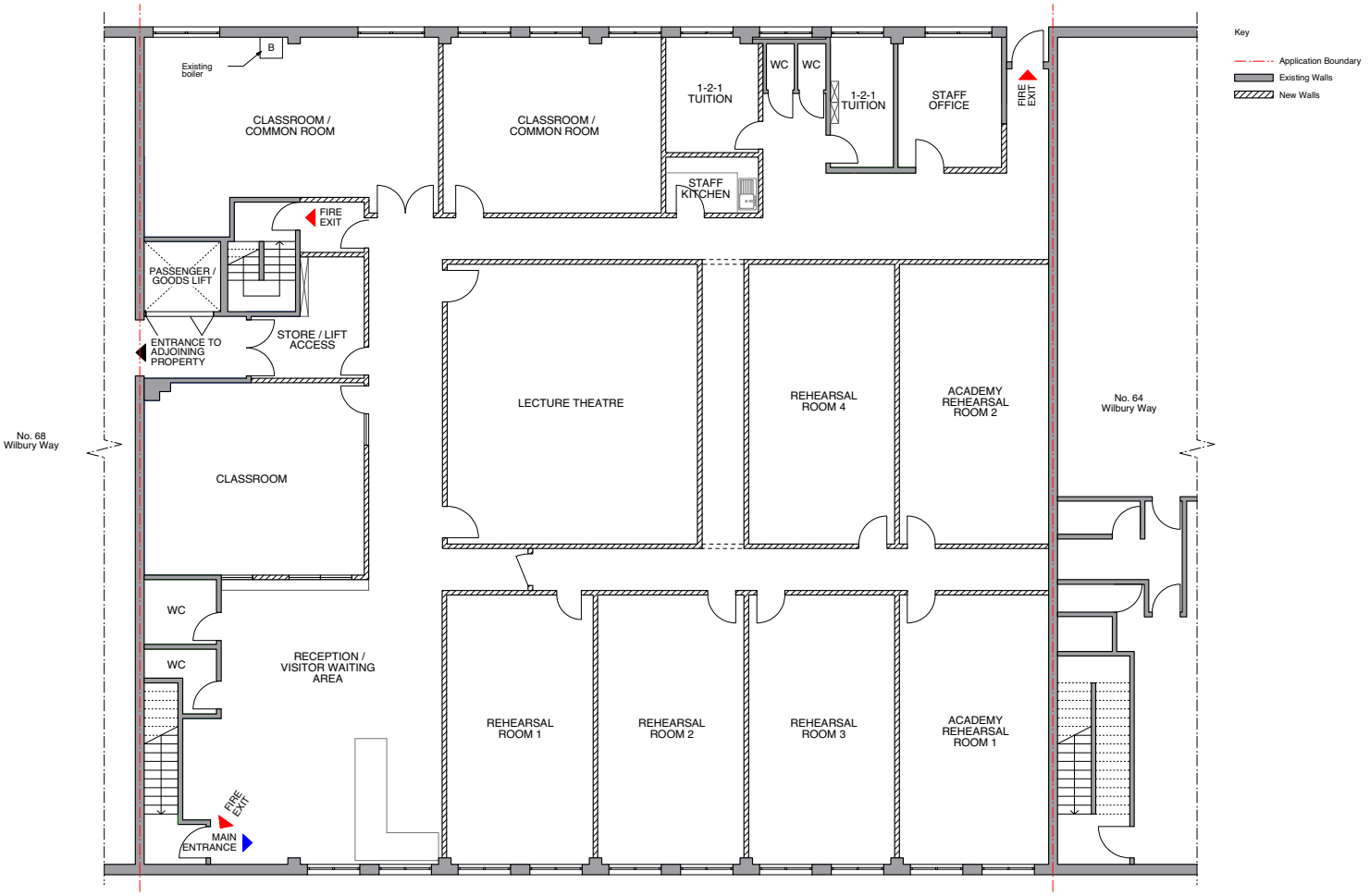
Site Location Plan
66 Wilbury Way, Hitchin, Hertfordshire
Scale: 1:1250 @ A4

Existing Floor Plan



Project: HCM, First Floor 66 Wilbury Way
Title: HCM/EX/01 Existing Floor Plan
Scale: 1:100 @ A3
Revision: -
Date: 20.03.2018

Proposed Floor Plan



Project: HCM, First Floor 66 Wilbury Way
Title: HCM/PR/01 Proposed Floor Plan
Scale: 1:100 @ A3
Revision: -
Date: 04.04.2018

Appendix 4 - Indicative Sound Proofing Details

Indicative Rehearsal Room Wall soundproofing - Rehearsal rooms will utilise this system or similar of equal performance.

IsoMax Clip System

Wall System

Technical Information Sheet

The IsoMax Clip is a high performing sound reduction system, designed to completely isolate walls. Attaching the IsoMax Clip to a stud frame, simply and easily secures the furring channel and decouples the new high mass wall layers from the structure. This greatly reduces the transference of sound vibration energy. The addition of high mass wall layers will also block Airborne Noise.



Performance

Airborne: 65dB

1: Solid Wall
2: Timber Stud Frame
3: IsoMax Clip
4. Furring Chanel
5. 50mm Rockwool Acoustic Mineral Wool
6. 15mm Acoustic Grade Plasterboard
7. TecSound SY100

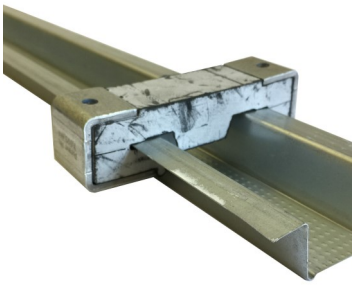
Indicative Rehearsal Room Ceiling soundproofing - Rehearsal rooms will utilise this system or similar of equal performance.

IsoMax Clip System

Ceiling System

Technical Information Sheet

The IsoMax Clip is a high performing sound reduction system, designed to completely isolate ceilings. Attaching the IsoMax Clip to ceiling joists, or concrete slab, simply and easily secures the furring channel and decouples the new high mass ceiling layers from the structure. This greatly reduces the transference of Impact Vibration through floors/ceilings. The addition of high mass ceiling layers will also block Airborne Noise.



Performance

Airborne: 49dB

Impact: 55dB

1: Timber Joist

2: 100mm 60kg Acoustic Mineral Wool

3: IsoMax Clip

4. Furring Chanel

5. 15mm Acoustic Grade Plasterboard

6. TecSound SY100

7. 15mm Acoustic Grade Plasterboard

Indicative Rehearsal Room Floor soundproofing - Rehearsal rooms will utilise this rubber matting or similar of equal performance.

SoundBarrier Mat 5mm 28dB
5mm x 1.2m x 2m (2.4m2)

Used to combat airborne noise in floor, ceiling and wall constructions

SoundBarrier Mat is a proven soundproofing product effective for walls, ceilings and floors. SoundBarrier Mat is the standard for soundproofing walls and the choice among many studio builders, architects, contractors, and recording studio designers. And when combined with an acoustic plasterboard, together they provide a very measurable improvement in noise control.

Because SoundBarrier Mat is thin in relation to plasterboard, softer than plasterboard, and when installed is still flexible, it blocks noise in a completely different manner than plasterboard, or plywood for that matter. When vibration (noise) tries to blast through a wall and all the materials are the same, it can easily transmit to the other side. But when vibration travels through plasterboard, then hits a flexible, thin material, it has to work much harder to get through; this added "work" uses up the vibration energy and thus absorbs the noise before it can get to the other side.
Changing thickness and density will block significantly more noise than adding more of the same. That is why SoundBarrier Mat and plasterboard will outperform layers of plasterboard only.



Appendix 5 - Car Parking

E-mail from agent re. car parking - accompanying plans below

From: Scott Edgar
Sent: 04 April 2018 10:45
To: accounts
Subject: RE: communal parking

Hi Geoff

See attached.

The arears I have outlined in green (sorry pen is not great!) are the communal car parks, which are owned by Wilbury Management Limited.

Wilbury Management Limited is the management company that owns the roads and common parts to the estate, and is owned by Prime Estates.

The lease you are receiving gives you rights, along with all other tenants of Prime, to use these car parks. I don't know the exact number but there are a very large number of spaces, most of which are never ever used.

The 3 spaces in yellow are the direct spaces you will have under your lease.

The car park areas on the attached are massively underutilised, as everyone parks on the main road.

Feel free to call me to discuss/ or pass my details direct to your daughter.

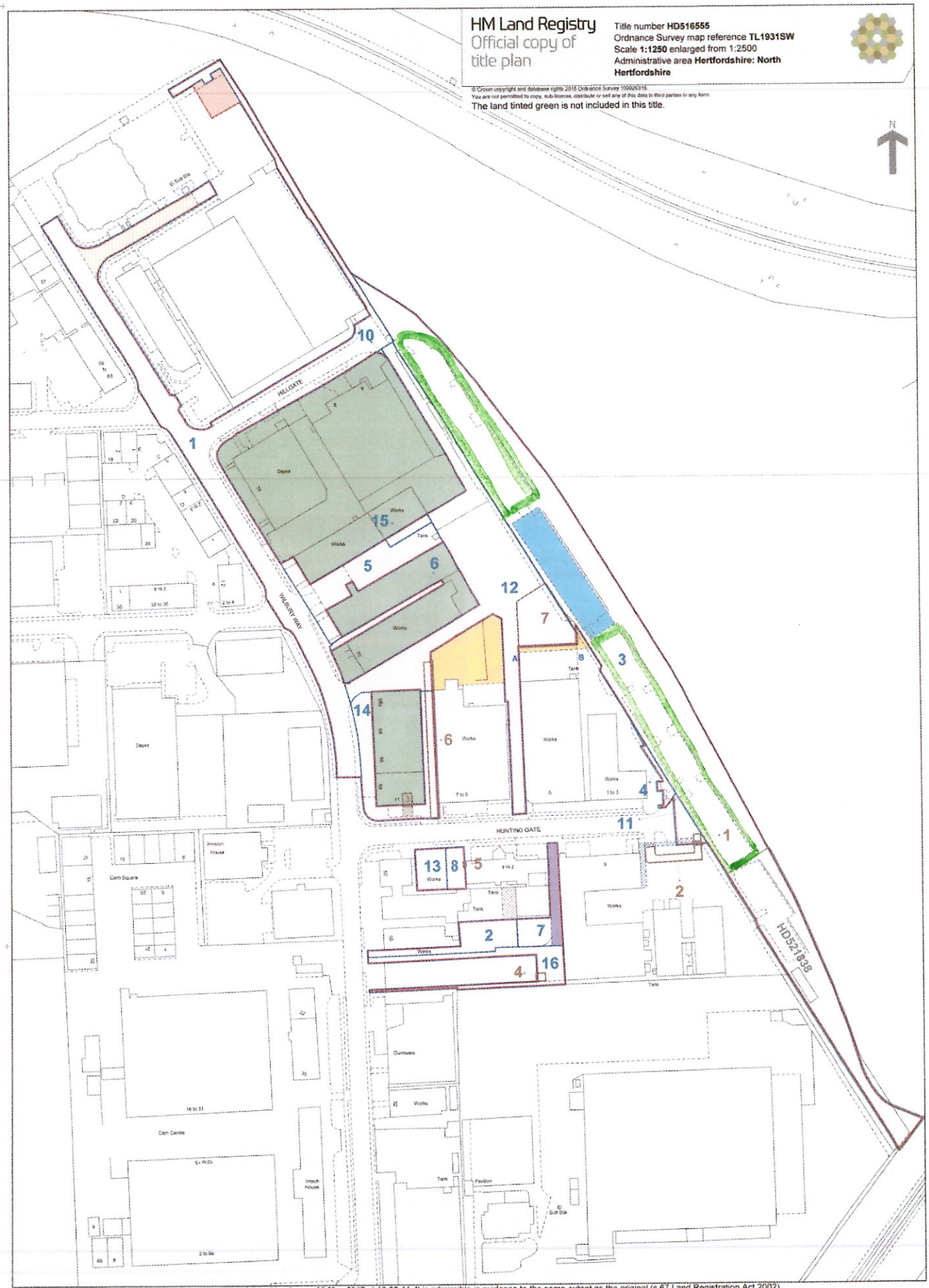
Regards

Scott

Allocated car parking - refer to agent e-mail



Communal car parking - refer to agent e-mail



This official copy issued on 26 May 2017 shows the state of this title plan on 26 May 2017 at 16:38:11. It is admissible in evidence to the same extent as the original (s 67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by HM Land Registry, Durham Office.