

FPA
Architects

SUPPORTING STATEMENT

Former Social Club.
Ground Floor
464 Hale Road,
Widnes,
WA8 8XQ

1.0 PROJECT INFORMATION

1.1 Type of Application:

This statement accompanies the change of use planning application for the conversion of a former social club (Sui Generis) into a storage facility (B8)

1.2 Location of Proposed Development:

Former Social Club.
Ground Floor
464 Hale Road,
Widnes,
WA8 8XQ

1.3 Description of Proposed Development:

The conversion of a former social club (Sui Generis) into a storage facility (B8)

1.4 Document First Compiled:

April 2025

1.5 Architect:

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2.0 STATEMENT

2.1.1 This supporting statement has been prepared to accompany a change of use planning application to convert a former social club (Sui Generis) into a storage facility (B8)

2.1.2 At 464 Hale Road, the former social club is situated on the ground floor of a two-storey red brick building. The first floor of the building is occupied by a restaurant.

2.2.0 Site Layout

2.2.1 The site is located at the corner of Hale Road and Mersey View Road, at the junction with Halebank Road and Hale Gate Road. Access to the site is via Hale Road, with the building positioned on the northern boundary of the plot and the rest of the site is covered in hard standing and given over to carparking.

2.2.2 Residential properties and a public house are located across the roads from the site to the west and south respectively.

2.2.3 Beyond the northern boundary, a church neighbours the site with a large industrial estate neighbouring the site to the east.

2.3.0 Materials Design and Placemaking

2.3.1 Externally the building is to remain as existing. Unfortunately, since the closure of the social club, the internal space has fallen into a state of considerable disrepair including signs of vermin infestation. Therefore, internally, the intention is to make good the space.

2.3.2 Given the social club closed down, it is considered there is no longer a need for such a place within the locale. Indeed, directly over the road from the application site, the Mersey View Pub and Hotel is available to play the vital role within the community by serving as a social hub, offering a variety of services beyond just food and drink, rendering the former social club obsolete.

2.3.3 The storage facility will be for the private use of the applicant and will not be available for public access.

2.4.0 Sustainability and Energy Efficiency

2.4.1 The fabric of the building cannot be altered; however, the following can be considered when determining the new storage facility fitout.

2.4.1.1 The use of LED lighting

2.4.1.2 The use of energy-efficient equipment

2.4.1.3 The use of motion sensors in areas such as toilets, storerooms, and corridors

2.5.0 Highway and Transport matters

- 2.5.1 There is a substantial car parking area on site that is shared by both the ground floor unit and the restaurant above. The first-floor restaurant opens at 5pm and it is expected that the visits to the storage facility will largely take place during the working day, therefore there will be adequate space to park, load and unload at the storage facility.

2.6.0 Environmental Matters

- 2.6.1 repurposing an existing structure for storage rather than erecting a new building is generally considered more environmentally sound. It reduces the need for new materials, construction waste, and associated emissions, while preserving embodied carbon and potentially allowing for energy efficiency upgrades
- 2.6.1 There are three trees located on the boundary of the site; these will remain undisturbed. No development is to take place under this application; therefore the trees do not require protection. Consequently, neither a Tree Survey nor a Tree Protection Method Statement is required to accompany this Change of Use planning application.

3.0 PHOTOGRAPHS



3.1 View from Hale Road – Google Street View



3.2 View from the car park – Country Wide Property Auctions



3.3 Car Park – Country Wide Property Auctions