

Unit 1 109 Cold Harbour Lane, Hayes, UB3 3EG



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Design & Access Statement

Full Planning

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Architecture
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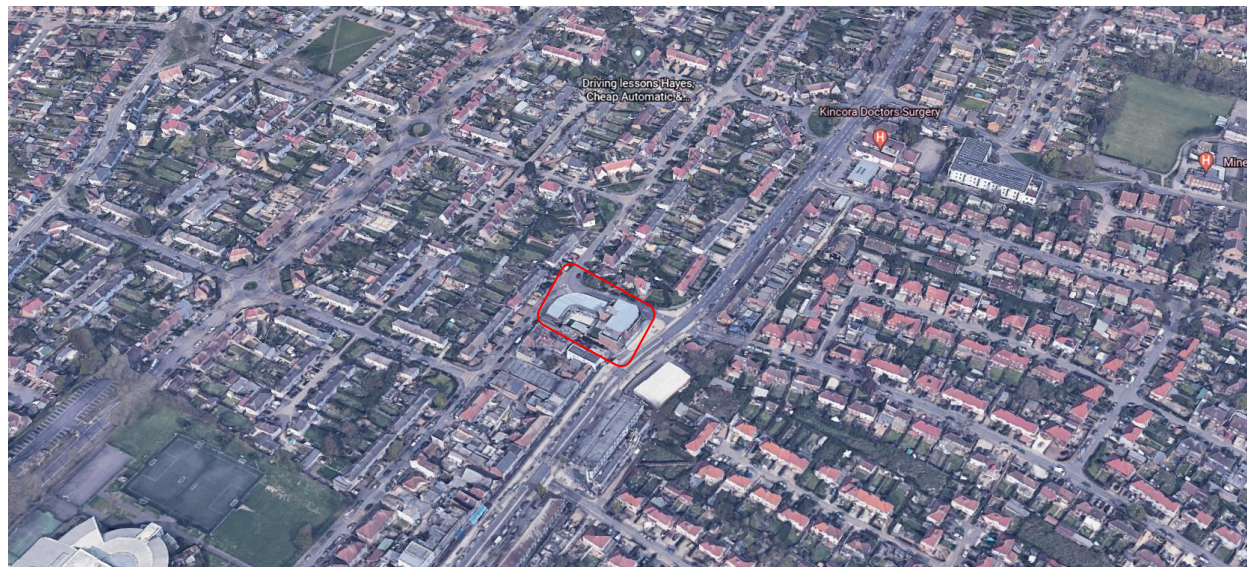
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Figure 1: Site Location



Figure 2: Location



1.0 Introduction

1.1 Aims

This Architectural Design Document has been prepared by Architecture & Interior Design for the change of use from E(a) retail to E (b) restaurant and ancillary Sui Generis takeaway with new shopfront and extraction canopy to rear.

1.2 Design Ethos

The design approach can be summarised as follows:

- To provide customers with elegant style dining experience with modern and elegant fittings throughout
- The design should incorporate various aspects of sustainable design, and looks to new technologies and local workforce.

1.3 Location

The site is located within the block of buildings known as 'King's Arms' at the junction of Cold Harbour Lane with an access road between and Cold Harbour Lane and East Avenue. The area is populated with predominately retail and commercial buildings and some residential dwellings making it an ideal location for the proposed change of use.

Hayes is a town in west London, situated within the London Borough of Hillingdon.

The property is prominently located on a busy part of Cold harbour Lane within Hayes Town Centre, which provides an abundance of local shopping facilities.

The premises are 10 minutes' walk from the Hayes and Harlington Underground Railway Station. Uxbridge is within 5 miles north and London M4/Heathrow/ are 3 and 4 miles south.

1.4 Existing Site

The existing site is a three-storey end-terraced property with a single storey outbuilding to the rear.

Structurally and visually the building is in a good condition. The site offers excellent public transport links, therefore easily reachable by bus or train.

The surrounding area is well populated with mix of residential and commercial buildings with the city centre being within close proximity.

1.5 Proposal

The proposal is for the change of use from E(a) retail to E (b) restaurant and ancillary Sui Generis takeaway with new shopfront and extraction canopy to rear.

The proposed changes will improve the aesthetical appearance of the building externally, with large glazed window and door on the facade which will bring light into the space and attract customers, giving views in and views out.

Internally the building will be finished to provide a modern elegant appearance to provide customer seating area.

Figure 3: History



2.0 History

The Ancient parish of Hayes, which in 1961 formed part of the urban district of Hayes and Harlington ; now forms part of the London Borough of Hillingdon, lay between Hanwell and Hillingdon on the south-east and north-west, Greenford and Northolt to the north-east, and Heston and Harlington on the south-west. Although it was not until 1859 that two civil parishes of Hayes and Norwood with Southall were formed out of this area, ecclesiastically it had been divided since the Middle Ages. The boundary between Hayes and its dependent chapelry of Norwood ran through the open fields and continued in a more or less straight line down the Yeading Brook.

After 1801 the Paddington Canal replaced the undefined open-field line as the northern part of this boundary. Since the history of Norwood with Southall is treated in a separate account, all references to Hayes and its parish apply to that part of Hayes which lies to the west and north-west of the Yeading Brook and the Paddington Canal. This area covers approximately $3\frac{1}{4}$ miles from north-west to south-east, and about $2\frac{3}{4}$ miles from north-east to south-west.

In 1754 the boundary of Hayes ran south and southeast along a road from Ickenham to Bulls Bridge, where it turned sharply north-east up the Yeading Brook, and continued in the same direction through the open fields towards Northolt and Greenford. Turning north-west it continued across the open fields until it turned north and finally due west again just north of Charville Lane. By 1814 there was no road along the west until the boundary, running through the open fields, met and followed Dawley Lane.

In 1863 Hayes parish contained 3,311 and since that date its boundaries have not altered. The parish is predominantly flat, lying at about 50 feet, and nowhere exceeding 100 feet. The soil, described in 1876 as 'clay, loam, and gravel', consists of brickearth to the south and east of Hayes village, of London Clay to the north, along the Yeading Brook, and of Boyn Hill Gravel along the road to Hillingdon and Uxbridge. The parish is watered by a single stream, the Yeading Brook, which forms part of the eastern boundary and also runs through the north-eastern part of the parish.

Figure 4: Street Scene



Figure 5: Planning History

Reference	Location	Proposal	Received	Status
10954/APP/2017/2353	KINGS ARMS COURT 109 COLDHARBOUR LANE HAYES UB3 3EG	Change of use of part of the ground floor retail unit (Class A1) to a hot food takeaway (Class A5) and associated external alterations, including the installation of ventilation and extraction equipment and associated works	28-06-17	Approval
10954/APP/2016/1000	THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES	Details pursuant to condition 6 (parking allocation) of planning permission ref: 10954/APP/2011/1997, dated 20-02-2014 (Erection of part 2, part 3, part 4 storey building comprising basement parking, mixed use at ground level (430 square metres non-food retail space a 4 residential units) and a further 17 residential units above ground level (21 residential units total), as well as associated landscaping and refuse storage areas).	09-03-16	Approval
10954/APP/2016/1001	THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES	Details pursuant to condition 9 (Code for Sustainable Homes) of planning permission ref: 10954/APP/2011/1997 dated 20-02-2014 (Erection of part 2, part 3, part 4 storey building comprising basement parking, mixed use at ground level (430 square metres non-food retail space a 4 residential units) and a further 17 residential units above ground level (21 residential units total), as well as associated landscaping and refuse storage areas).	09-03-16	Approval
10954/APP/2014/2132	THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES	Details pursuant to condition 4 (External materials) of planning permission 10954/APP/2011/1997 dated 20/02/2014.	17-06-14	Approval
10954/APP/2014/2133	THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES	Details pursuant to Condition 6 of planning permission 10954/APP/2011/1997 (Erection of part 2, part 3, part 4 storey building comprising basement parking, mixed use at ground level (430 square metres non-food retail space a 4 residential units) and a further 17 residential units above ground level (21 residential units total), as well as associated landscaping and refuse storage areas).	17-06-14	Refusal (P)
10954/APP/2014/2134	THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES	Details in compliance with condition 17 (Obscured glazed screening/balustrading) of planning permission 10954/APP/2011/1997 dated 20/02/2014.	17-06-14	Approval
10954/APP/2014/2135	THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES	Details pursuant to condition 8 (Sustainable Water Management Scheme) of planning permission Ref: 10954/APP/2011/1997 dated 20/02/2014	17-06-14	Approval
10954/APP/2014/2136	THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES	Details pursuant to condition 7 (Existing and Proposed Floor Levels) of planning permission 10954/APP/2011/1997 dated 20/02/2014	17-06-14	Approval
10954/APP/2014/1757	THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES	Details pursuant to condition 11 (noise protection) of permission 10954/APP/2011/1997 (Erection of part 2, part 3, part 4 storey building comprising basement parking, mixed use at ground level (430 square metres non-food retail space a 4 residential units) and a further 17 residential units above ground level (21 residential units total), as well as associated landscaping and refuse storage areas).	21-05-14	Approval
10954/APP/2014/1648	THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES	Details pursuant to condition 10 (energy) of permission 10954/APP/2011/1997 (Erection of part 2, part 3, part 4 storey building comprising basement parking, mixed use at ground level (430 square metres non-food retail space a 4 residential units) and a further 17 residential units above ground level (21 residential units total), as well as associated landscaping and refuse storage areas	13-05-14	Approval
10954/APP/2014/1588	THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES	Details pursuant to condition 5 (landscaping) of permission 10954/APP/2011/1997 (Erection of part 2, part 3, part 4 storey building comprising basement parking, mixed use at ground level (430 square metres non-food retail space a 4 residential units) and a further 17 residential units above ground level (21 residential units total), as well as associated landscaping and refuse storage areas).	07-05-14	Approval
10954/APP/2014/1590	THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES	Details pursuant to condition 16 (air pollution) of permission 10954/APP/2011/1997 (Erection of part 2, part 3, part 4 storey building comprising basement parking, mixed use at ground level (430 square metres non-food retail space a 4 residential units) and a further 17 residential units above ground level (21 residential units total), as well as associated landscaping and refuse storage areas	07-05-14	Approval
10954/APP/2011/1997	THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES	Erection of part 2, part 3, part 4 storey building comprising basement parking, mixed use at ground level (430 square metres of non-food retail space and 4 residential units) and a further 17 residential units above ground level (21 residential dwellings total), as well as associated landscaping and refuse storage areas.	16-08-11	Approval
10954/APP/2011/893	THE KINGS ARMS P.H. 109 COLDHARBOUR LANE HAYES	DEMOLITION OF BUILDING AND ADJOINING STRUCTURES	11-04-11	No Objection

3.0 Planning Guidance

3.1 Planning History

See figure 5 for full planning history of The Kings Arms.

4.0 Proposed Development

4.1 Design Concept

The internal layout will be altered on the ground floor to provide a suitable layout for a restaurant.

The proposed change of use would be beneficial for the local community as it would provide them with healthy grilled food.

The proposed restaurant will help regenerate the current building and help inject money back into the community by providing jobs to locals and providing a healthy option of food.

4.2 Use

The existing site is currently vacant.

On the bright side, this proposal will promote an international food brand and become one of 150 stores serving a healthy option of food. The business' reputation is bound to improve the economy of the surrounding area as it will bring more job opportunities to work for the locals.

4.3 Amount

The amount of development on the site that is considered appropriate has been arrived at by examining and responding to the following issues:

- Urban design and size of the blocks in the area.
- Ensuring the public and private realms are clearly defined and works with the existing context.
- Height and massing of the surrounding buildings.

The proposed change of use will not affect the scale of the building.

4.4 Layout and Scale

The internal layout on the ground floor will be altered to provide the best setting for a restaurant with dining space and kitchen preparation

4.5 Appearance and Materials

Materials used internally will be of high standard and quality to represent quality dining experience.

4.6 Opening hours

Mon-Fri: 11.00am – 11.30pm
Sat – Sun: 11.00am – 11.30pm

4.7 Staff

The restaurant seeks to employ 10 full time staff and 8 part time.



4.8 Access

Bus routes serve the surrounding local area and therefore the application site is within short reach by public transport.

The site can also be reached via train as the nearest train station is approximately a 2 minute walk from site.

4.9 Parking

The site offers spaces on surrounding roads, on the main road and also basement parking.

5.0 Conclusion

The proposal is for the change of use from E(a) retail to E (b) restaurant and ancillary Sui Generis takeaway with new shopfront and extraction canopy to rear.

The ground floor restaurant ancillary takeaway will continue to be economically viable for the local area as it is well populated with a mix use of buildings, from retail to restaurants in a well populated and city centre location.

The proposed restaurant will provide a family friendly dining experience with family seating areas, providing healthy grilled food, as part of the new healthy style of living, something which is limited in the area and would be very successful.

Being located close to city centre the site is close to many attraction sites and retail businesses. The proposal will provide healthy grilled food and dining facilities to Hayes residents and tourists visiting the city. The proposed changes are intended to fit within the existing building fabric, which will improve the aesthetical appearance of the building and attract customers while at the same time offer a modern interior and exterior appearance that sits comfortably within its context.

This proposal will be a positive project to help bring up the surrounding area and we feel that all the requirements have been met and give a positive result to this proposal.

