



ZD DESIGN LTD Interior Architecture- Planning

DESIGN AND ACCESS STATEMENT

For the property know as*

239 Sipson Road West Drayton Hillingdon UB7 0HW

Replacement of existing 4 elevations white paint by new Tuscan Olive paint.

In support of the:

FULL PLANNING APPLICATION.

Ref: ZDD/239/UB7 0HW/27/04/2025

Date: 27 April 2025

Contents

1. Page 1 introduction
2. Page 2 supporting information
3. Page 3 assessment of proposed changes
4. Page 4 existing use
5. Page 5 conclusion

Appendix A Existing drawing

Appendix B proposed drawings

Appendix C Photographs and site pictures.

INTRODUCTION

- This document is submitted to support the full application for the premises.

SUPPORTING INFORMATION

- The current layouts and elevations of the property are shown on existing and proposed drawings numbered REVISED B Date: 25-04-2025 Pages: 101-201-301-302-303-304-305-306-401-402-403-404-405-501-502-503-504. Appendix A-B
- Photographs of the existing building Appendix C.



ZD DESIGN LTD Interior Architecture- Planning

ASSESSMENT OF PROPOSED WORKS

- The application site includes the ground and the first floor located at Sipson Road.
- Statement of significance/ Reasons for designation
- Architectural: Mid 19th C core. Main building two storey, white render with slate roof. Original windows on first floor. Ground floor much altered. Single storey later addition, also in white render. Prominent chimney stacks. Townscape: Contributes to the local character and street scene.
- Historical: Community associations
- Replacement of existing 4 external elevations render white paint by new Tuscan Olive paint.

EXISTING USE

Restaurant and Pub.

CONCLUSIONS

On the basis of the above we trust the Council will agree that the full application is acceptable look forward to receiving a positive decision. In the meantime, should you have any queries, please do not hesitate to contact the undersigned.

Access

Access into the unit from main Sipson Road.

APPENDIX A – B

Enclose existing and proposed site pictures.

APPENDIX C

Enclose Existing site pictures

Yours faithfully

On behalf of
ZD DESIGN LTD
T: 07803301656
E: francois@zddesign.co.uk



EXISTING FRONT SITE PICTURE (Sipson Road)



EXISTING FRONT SITE PICTURE (Sipson Road)



EXISTING REAR SITE PICTURE (parking)



EXISTING REAR SITE PICTURE (garden)



PROPOSED FRONT SITE PICTURE (Sipson Road)



PROPOSED FRONT SITE PICTURE (Sipson Road)



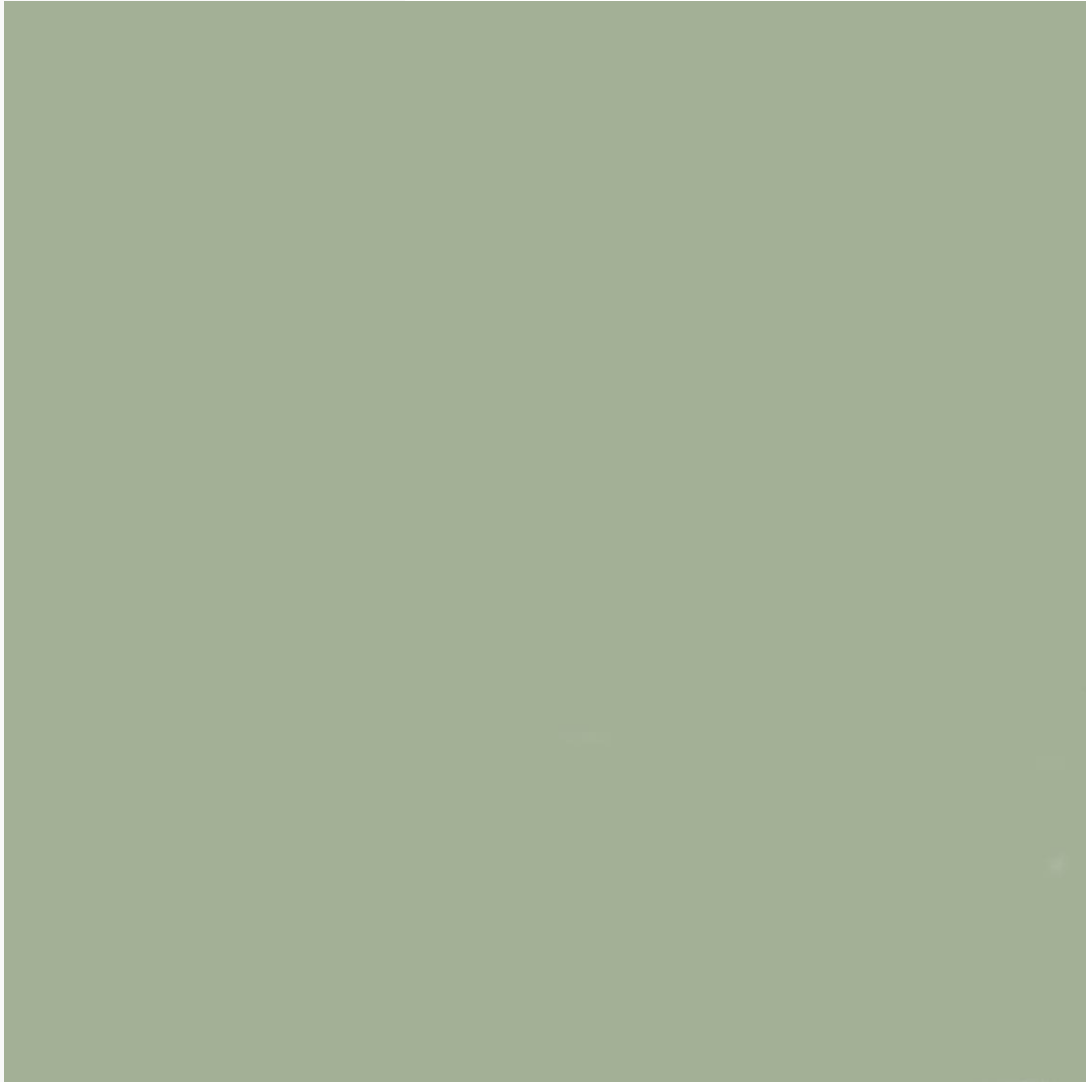
PROPOSED REAR SITE PICTURE (parking)



PROPOSED REAR SITE PICTURE (garden)



ZD DESIGN LTD Interior Architecture- Planning



PROPOSED TUSCAN OLIVE PAINT – IN MATT FINISH