

Brief Design and Access Statement

Relating to

Retrospective Planning Application for the Retention of the Front Canopy

at

94 Cowley Mill Road

Uxbridge

UB8 2QD

for

Mr Amador Ispir

Date: 04/09/24

Project ref: 2024.044/JC

Description of Existing Building

Brief Design and Access Statement to support a retrospective planning application for a front canopy.

The existing building is brick built and two-storey on the corner of Cowley Mill Road/Mill Road, end of terrace, with a concrete tiled pitched roof. The building has commercial use on the ground floor and residential use on the upper floor.

The ground floor is currently used as a beauty salon.

The adjoining buildings generally appear to be residential apart from the opposite building adjacent to Mill Road, which mirrors the application site.

The site is not located within an area of conservation, nor are the buildings on site or adjacent to or locally or nationally listed.

Existing survey drawings are enclosed with the planning application.

Planning

The London Borough of Hillingdon adopted their 'Supplementary Planning Guidance/Documents'.

Over the years the Council has approved applications for numerous buildings including rear roof extensions depending on the type of building, location, detailing etc. Key considerations are location (visibility from afar), size, effect on adjoining properties and design.

The site has the following planning history (taken from the LBH planning search website):

Reference	Location	Proposal	Received	Status
14364/H/95/1466	94 COWLEY MILL ROAD UXBRIDGE	Renewal of planning permission ref. 14364G/92/1480 dated 30/10/92; Continued use of front shop as showroom, rear and outside buildings for sale, servicing, repair and light assembly of taxi meters	20-09-95	Approval
14364/G/92/1480	94 COWLEY MILL ROAD UXBRIDGE	Continued use of front shop as showroom, rear and outside buildings for sale, servicing, repair and light assembly of taximeters; Renewal of planning permission ref. 14364/89/550 dated 25.9.89	27-08-92	Approve Limited Time
14364/F/89/0550	94 COWLEY MILL ROAD UXBRIDGE	Continued use of front shop as showroom, rear and outside buildings for sales, servicing, repair and light assembly of Taximeters. Renewal of temporary permission ref. 14364E/86/63 dated 5th March 1986.	07-03-89	Approve Limited Time
14364/E/86/0063	94 COWLEY MILL ROAD UXBRIDGE	Retention of permission 14364/830115(P)	15-01-86	Approve Limited Time
14364/D/83/0115	94 COWLEY MILL ROAD UXBRIDGE	Extension/Alterations to Industrial premises (P) of 200 sq.m.	27-01-83	Approval
14364/C/79/2068	94 COWLEY MILL ROAD UXBRIDGE	Extension/Alterations to Industrial premises (P) of 200 sq.m.	12-11-79	Approve Limited Time

Brief

The applicant wishes to retain the front canopy as it is a vital element in the commercial activities of the tanning studio.

Our applicant acknowledges this was erected without consent, however was unaware of the planning policies.

Design/Testimonials

The front canopy provides a positive contribution to the tanning studio, as shown by the following customer testimonials:

Cristina

As a loyal Miami Beach Tan Beauty Lounge client, I'm always impressed by their top-notch services and attention to detail. The tans are flawless, and their pampering treatments leave me feeling refreshed and confident. What sets them apart, though, is the charming front canopy area. It's the perfect spot to relax or catch up with friends before my appointment. This thoughtful touch makes me feel valued from the moment I arrive. Whether I'm here for a quick tan or a full day of beauty, Miami Beach always exceeds my expectations.

Narcisa
From the moment I step under the elegant front canopy at Miami Beach Tan Beauty Lounge, I'm transported to a world of luxury. Their expert technicians work magic, leaving me with a sun-kissed radiance that turns heads. The outdoor seating area is my little oasis – it's where beauty meets bliss!
Andreea
Miami Beach Tan Beauty Lounge isn't just a salon; it's my self-care sanctuary. Their tanning services are unparalleled, but it's the cozy canopied entrance that truly won my heart. It's like a warm hug before each pampering session, setting the tone for pure relaxation.
Arberesha Sadiku
Who knew getting the perfect tan could be so delightful? At Miami Beach Tan Beauty Lounge, it's an experience from start to finish. The shaded seating area under their chic canopy is my favourite spot to unwind. Inside, their skilled team works wonders, leaving me glowing inside and out.
Bleona
Miami Beach Tan Beauty Lounge has mastered the art of the tan, but its genius extends beyond its services. The welcoming canopy out front creates a charming nook where I love to linger. These thoughtful touches keep me coming back for my beauty fix.
Ramandeep Kaur
Stepping into Miami Beach Tan Beauty Lounge feels like entering a beachy paradise. Their tanning expertise is unmatched, and the front canopy area? It's my slice of heaven. Whether I'm prepping for a session or basking in my post-tan glow, this outdoor space adds a dash of vacation vibes to every visit.
Deea
I always look forward to my appointments at Miami Beach Tan Beauty Lounge. Their outdoor waiting area is so peaceful with those lovely ocean-themed wind chimes and tropical scents. It helps me unwind and get the right mindset for my tanning session. The staff is always friendly, and the results are consistently great.

Ana
Miami Beach Tan Beauty Lounge has become my favourite tanning salon, partly because of its beautiful front garden terrace. It's such a serene place to wait for my appointment, and it always lifts my mood. The attention to detail here extends to their excellent tanning services as well.
Kattie
I can't say enough good things about Miami Beach Tan Beauty Lounge. Their 'Wall of Glow' at the entrance is stunning and sets the tone for the experience. It makes me feel glamorous before I even start my treatment. The staff is skilled and friendly, and I always leave feeling confident and radiant.
Harriet
I always feel refreshed and well taken care of, which is important when tanning regularly. The staff at Miami Beach tan beauty lounge is knowledgeable about skincare too, which gives me confidence in their tanning expertise.
Canisia
Miami Beach tan beauty lounge has such a fun, beachy vibe. I love sipping a mocktail in their outdoor area before my spray tan - it helps me unwind and get into a holiday mood. Their tanning services are excellent too, always leaving me with a natural-looking glow
Ioana-Bianca Cucinschi
Miami Beach Beauty Lounge is my go-to for both relaxation and results. Sipping their cocktails in the shade of their chic canopy is the perfect start. Their airbrush tans are consistently flawless, and I always add a gel manicure for that extra touch of glam.
Giuseppe-Luis Scripcariu
Miami Beach Lounge is my ultimate relaxation spot. Their front canopy area is like a chic outdoor bar where I can enjoy a refreshing mocktail before my appointment. The cucumber mint spritzer is my favourite! Inside, their spray tans are flawless, and I always leave feeling like a golden goddess.
Florin Nitu
I can't get enough of Miami Beach Salon. The front garden terrace with its comfortable loungers is perfect for enjoying their signature mocktails. It's such a treat before my tanning session. Their technicians are true artists - my tan always looks natural and even.

Kelly Harrods
Miami Beach has mastered both ambiance and service. I love relaxing under their elegant canopy, sipping on their cocktails. It's the perfect prelude to their amazing spray tans and rejuvenating facials. The whole experience leaves me feeling pampered and radiant.
Daniela Alexe
Miami Beach beauty, the front lounge area feels like a beachside cabana. Enjoying their mocktail under the shade is so refreshing. Their tanning beds are top-of-the-line, and the staff is always helpful in choosing the right session for my skin type.
Gabriel Feraru
Miami Beach tan beauty lounge has the best of both worlds. Their canopied area serves delicious iced teas, and the cozy seating is perfect for a pre-tan chat with friends. Inside, their customized spray tans and eyebrow-shaping services are always on point
Anda-Ioana Saviciuc
Miami Beach Tan Beauty Lounge is my ultimate beauty destination. The outdoor seating area with its juice bar is so refreshing. Their spray tans are always flawless, and I can't resist adding on their hydrating facials. I leave feeling like a new person every time!
Cristi-Andrei Raileanu
As a satisfied customer of Miami Beach Tan, I can't say enough about their fantastic beauty services. While their tanning, hair, nail, and aesthetic treatments are top-notch, their inviting front canopy area sets this salon apart. The addition of this outdoor space has transformed the entire experience. It's not just a place to wait for your appointment; it's become a destination. The canopy provides a perfect spot to relax and unwind, whether sipping a refreshing drink before your treatment or catching up with friends afterward. What I love most is how this area has improved the look of the whole neighbourhood. The stylish canopy adds a touch of sophistication to the streetscape, making the salon stand out in the best way possible. It creates a welcoming atmosphere that draws you in, even if you're just passing by.
Agnese Gasuna
As a loyal customer of Miami Beach Tan, I'm thrilled with their new front canopy. While their tanning, hair, nail, and beauty services are top-notch, this outdoor space is a game-changer. It's perfect for relaxing before or after treatments, adding a touch of Miami Beach style to the neighbourhood. The

canopy creates a welcoming oasis that enhances the entire salon experience. It's not just about looking good anymore – it's about feeling great from the moment you arrive. This addition has truly made Miami Beach Tan the premier beauty destination in our area, combining excellent services with an unbeatable atmosphere.

We request the planning officers to support local businesses and discuss ways in which a front canopy can be retained. We have found an example of such a street in Greater London, which can serve as an example for permitting such structures to secondary street frontages, see below:



View of Allenby Road, Southall



View of Allenby Road, Southall

The construction of the canopy is generally in sheet timber, timber posts and a GRP roof covering, see below:



Our client is willing to discuss any amendments that LBH may wish to apply in order to retain the canopy.

Access

The existing street access is retained.

If the application is acceptable in principle then fire retardant coatings will be applied to the canopy where it is adjacent to the adjoining buildings.

Appendix

List of documents submitted with the application

Drawing no.	Scale	Drawing title
S01	1:1250 at A3	Site location plan
S02	1:100 at A3	Existing and retrospective elevations
DAS	NTS	Design and Access Statement

ends