

Floor plan it Ltd  
124 City Road  
London, EC1V 2NX

Date: 21 November 2024

106 Cowley Road, Uxbridge UB8 2LX.  
PROPOSED CHANGE OF USE APPLICATION FROM (A1/E) TO PIZZA DELIVERY (A5) Sui generis.

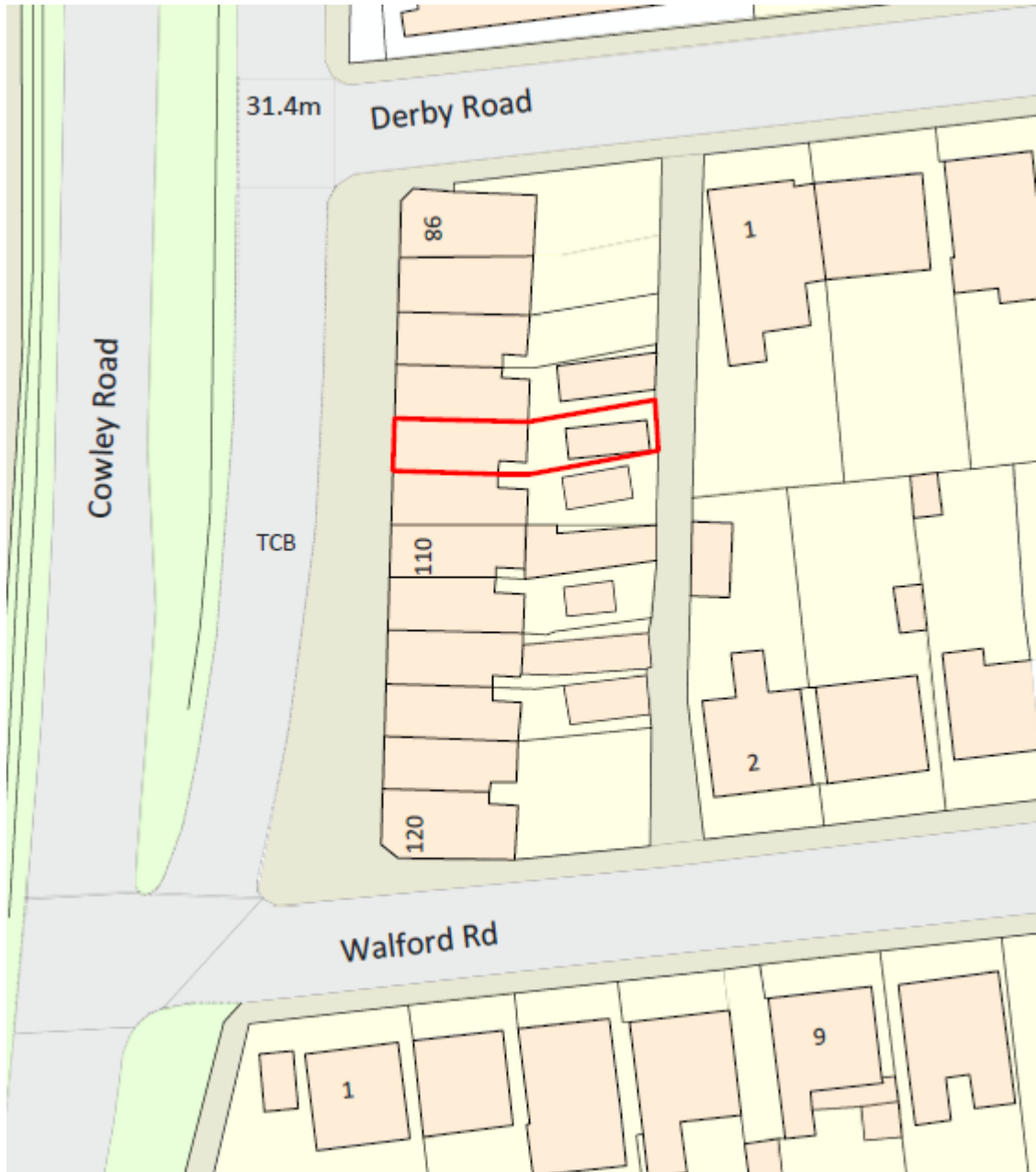
## DESIGN AND ACCESS STATEMENT



## 1.00 INTRODUCTION

### 1.01

This Design and Access Statement has been prepared by Floor plan it on behalf of Jabir.



O/S location plan

## 2.00 SITE LOCATION AND USE

### 2.01

The building occupies a plot of land located just off Cowley Road situated within the built up area of Uxbridge.

The unit is in a parade comprising of a restaurant, takeaway food, Hardware supplies store and grocery shop. The parade is typically made up of small retail units on the ground floor and part residential accommodation above.

3.00 AMOUNT OF DEVELOPMENT PROPOSED

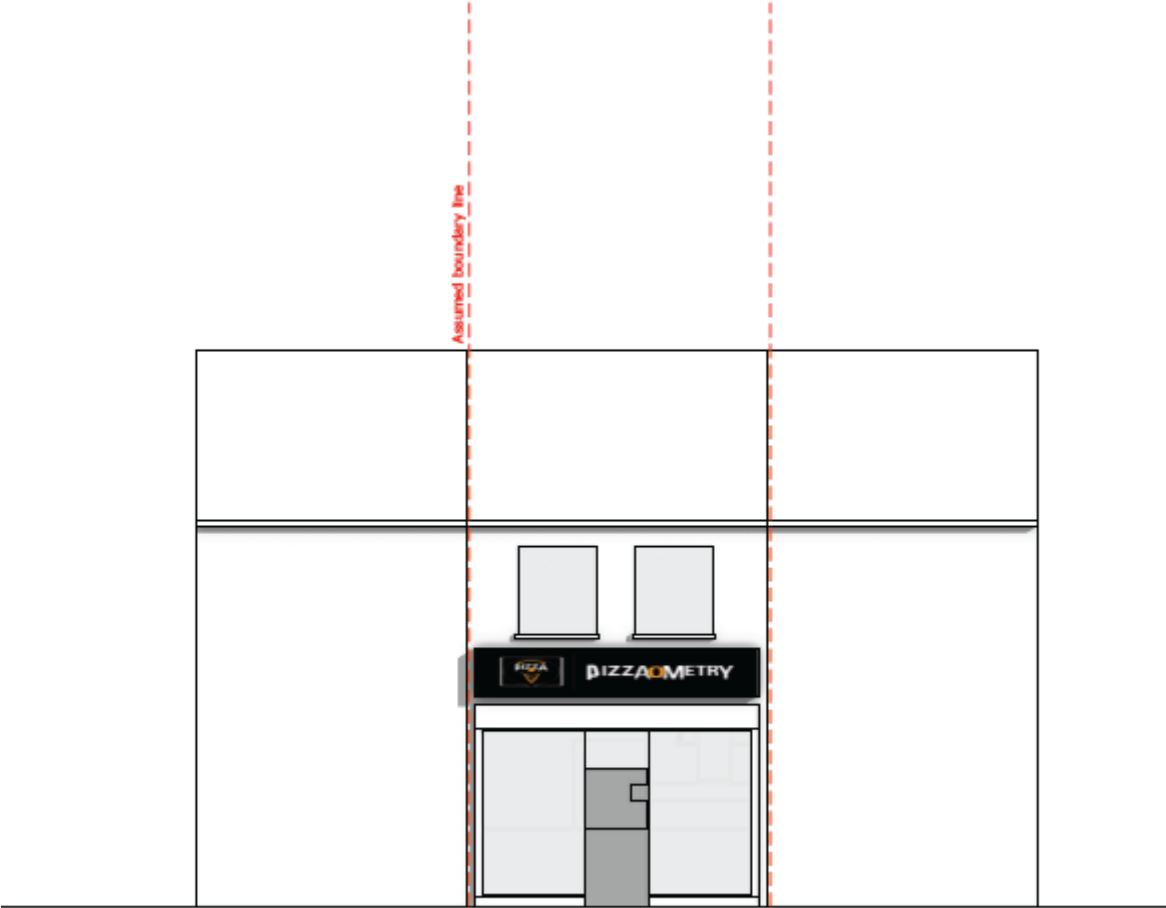
3.01

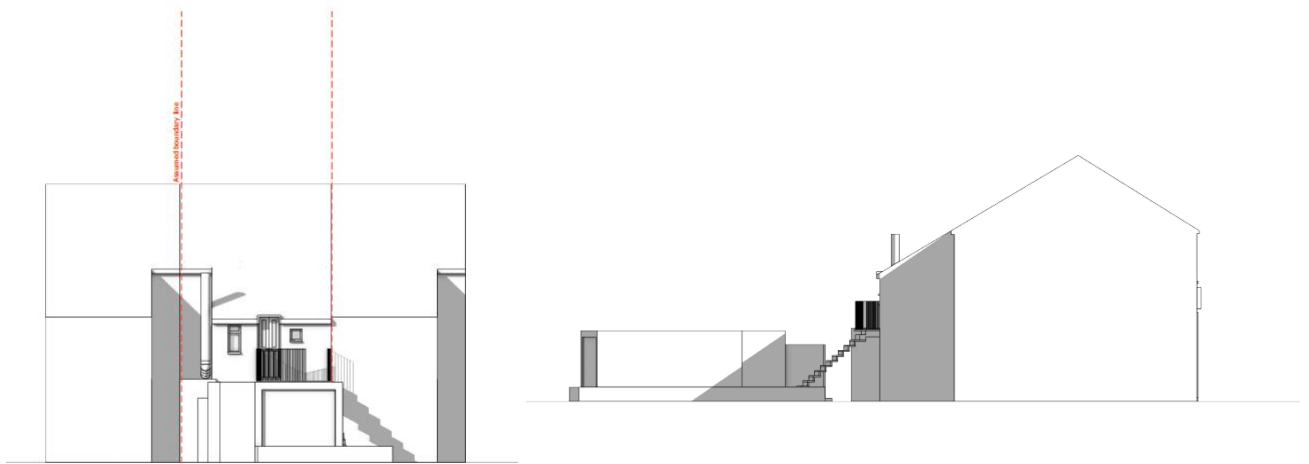
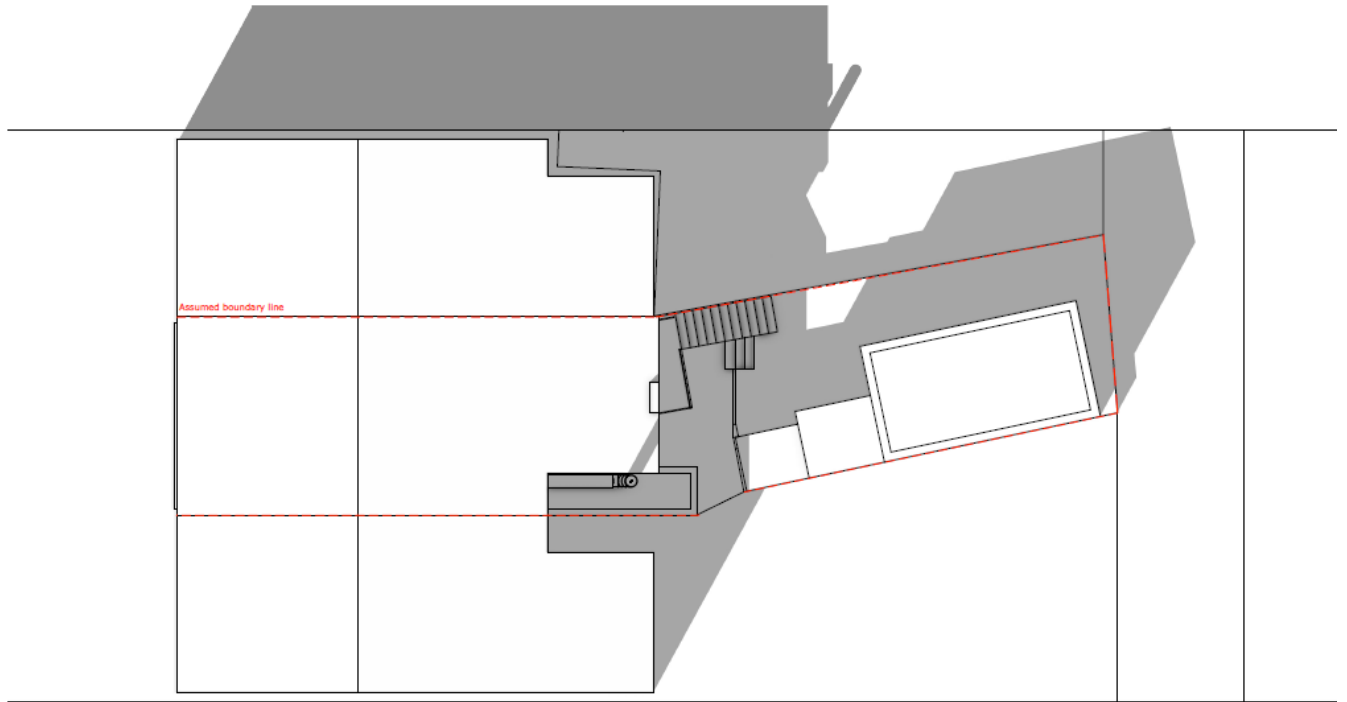
The existing unit to which the change of use is being applied for is currently in use as a fish and chip shop, with an existing flue pipe and canopy system with extraction and filtration system. With very minimal adjustments we want to keep the harmony of the location and provide a much-needed service.

4.00 LAYOUT OF THE PROPOSED BUILDING

4.01

The building as existing consists of front ventilated reception/serving area running under E usage. There is a storage unit/garage located at the rear of the property. The internal existing layout will be altered to allow for the proposed usage. The proposed is to cover the change of use from E and the installation of necessary service equipment as detailed on the drawing.





#### PROPOSED EXTRACTION PLAN

4.02

The Existing ground floor of the property will be altered to allow for a serving/take away area, since there is an existing cold room adhering to regulations, we will not need to add this, our main focus was the ventilation and the air input which are displayed in the drawing.



## 7.00 APPEARANCE OF THE BUILDING

### 7.01

The existing building consists of a glazed shop fronts and brick face with a DDA approved ground level access. Signage above the shopfronts typically runs the full width of the windows. An alternated signage is proposed under this application.

The attached design in black and white, with yellow lettering will be of same size as the existing signage.



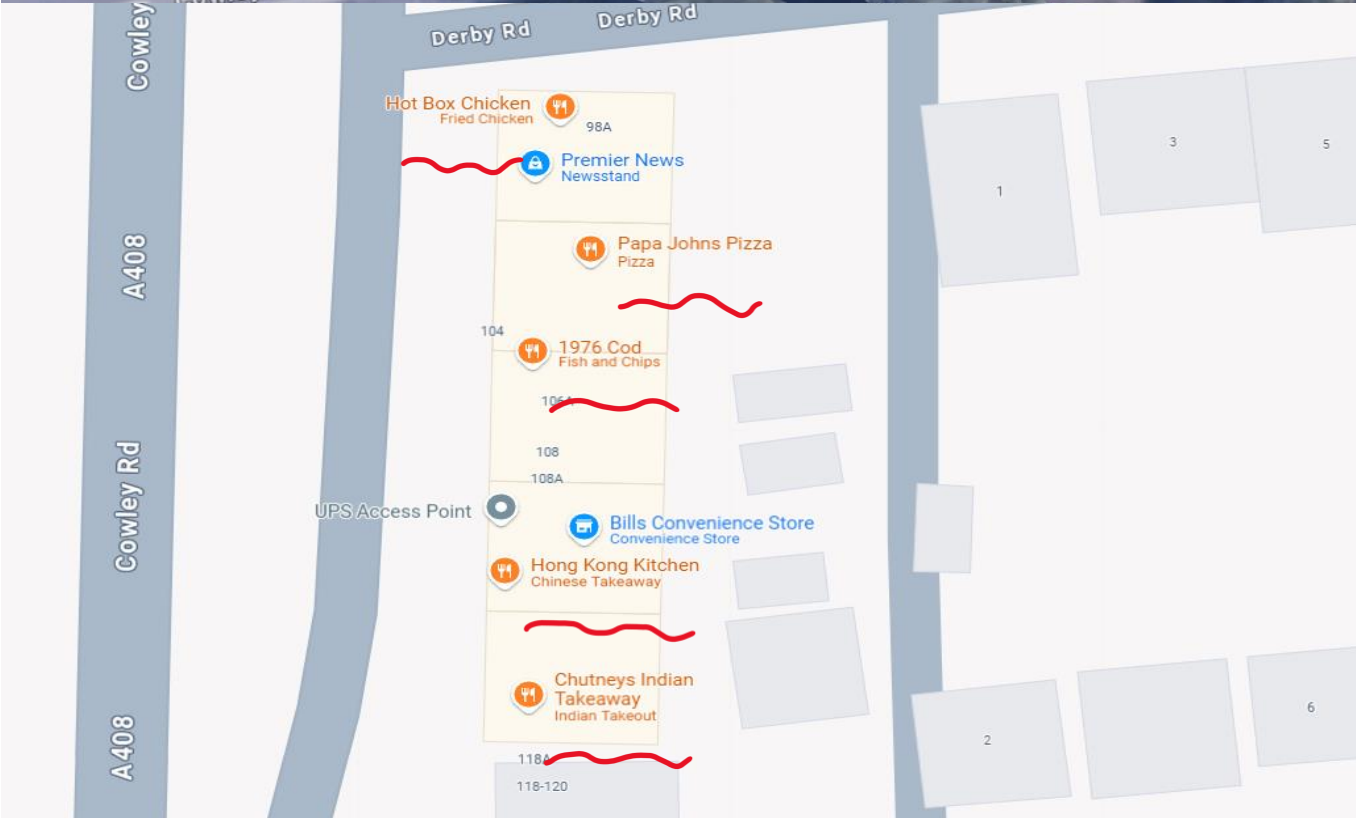
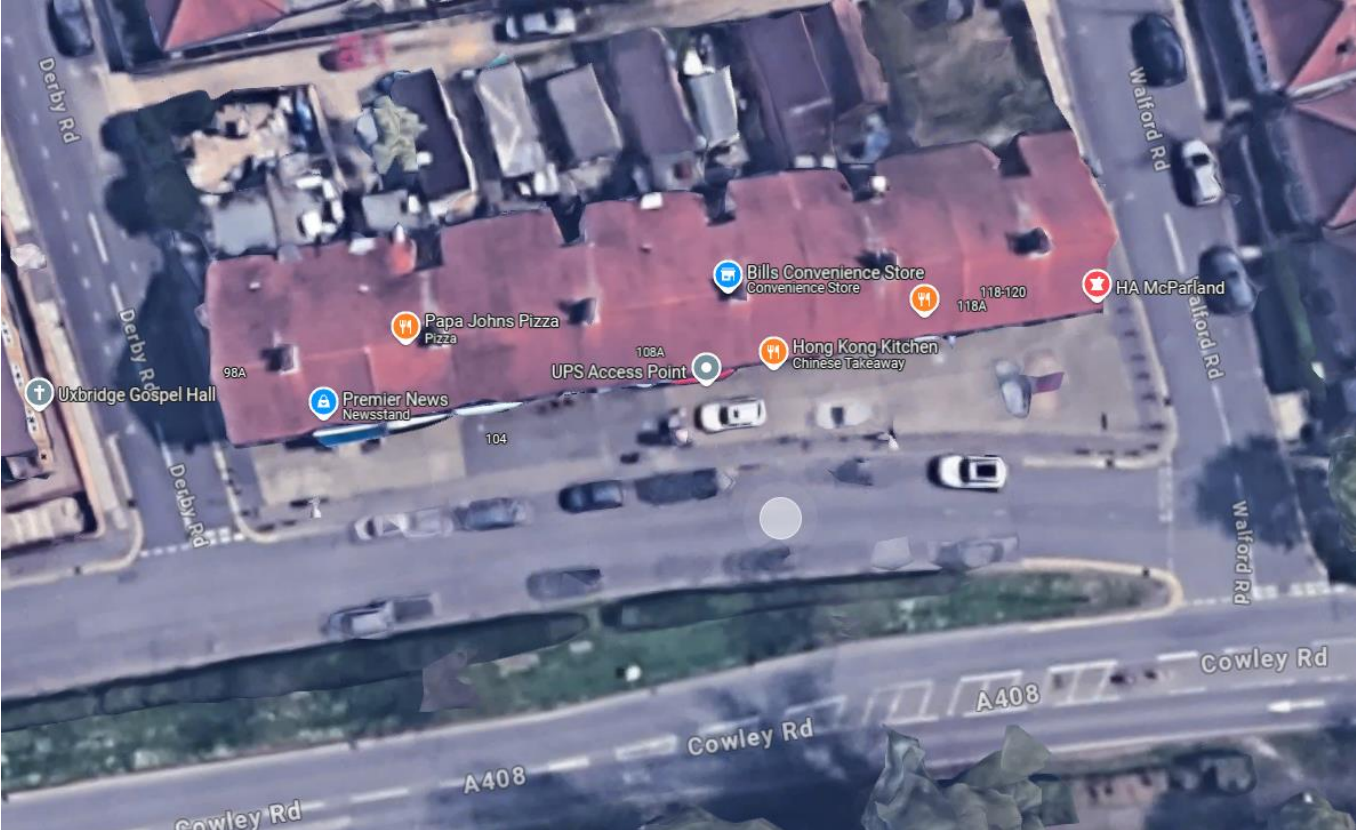


8.00 VEHICULAR AND PEDESTRIAN ACCESS

8.01

The unit faces directly onto the street with direct pedestrian footpath access. This site is well located for public transport links with bus stops within 60 meters of the unit.

Local Street map



List of neighboring shops attached to the existing 106 Cowley Road UB8 2LX

5 Hot food takeaway shops.

Hot Box Chicken

Papa John's Pizza

1976 Cod ( proposal to be turned into a Pizza shop )

Hong Kong Kitchen

Chutneys Indian Takeaway

#### 9.00 LOCAL TRANSPORT

##### 9.01

Public transport is well provided for in the locality. Sudbury Station is 0.8 miles away, this line service to central London and other UK locations. There are bus stops on Cowley Road within 60-meter from the site. This runs a good service during the day and evening. The bus service gives access to employment and shopping facilities as well as evening entertainment. The location of the site is sustainable and has good provision for means other than the car.

#### 10.00 DISABLED ACCESS

##### 10.01

The threshold is below the 35mm DDA threshold, we are lowering the access to provide full access to all and our disabled access will be added to access the customer area of the property.

#### 11.00 BUILDING STANDARDS AND ENERGY CONSERVATION

##### 11.01

The fit out of the ground floor will comply with current standards and provide more comfort and energy efficiency.

##### 11.03

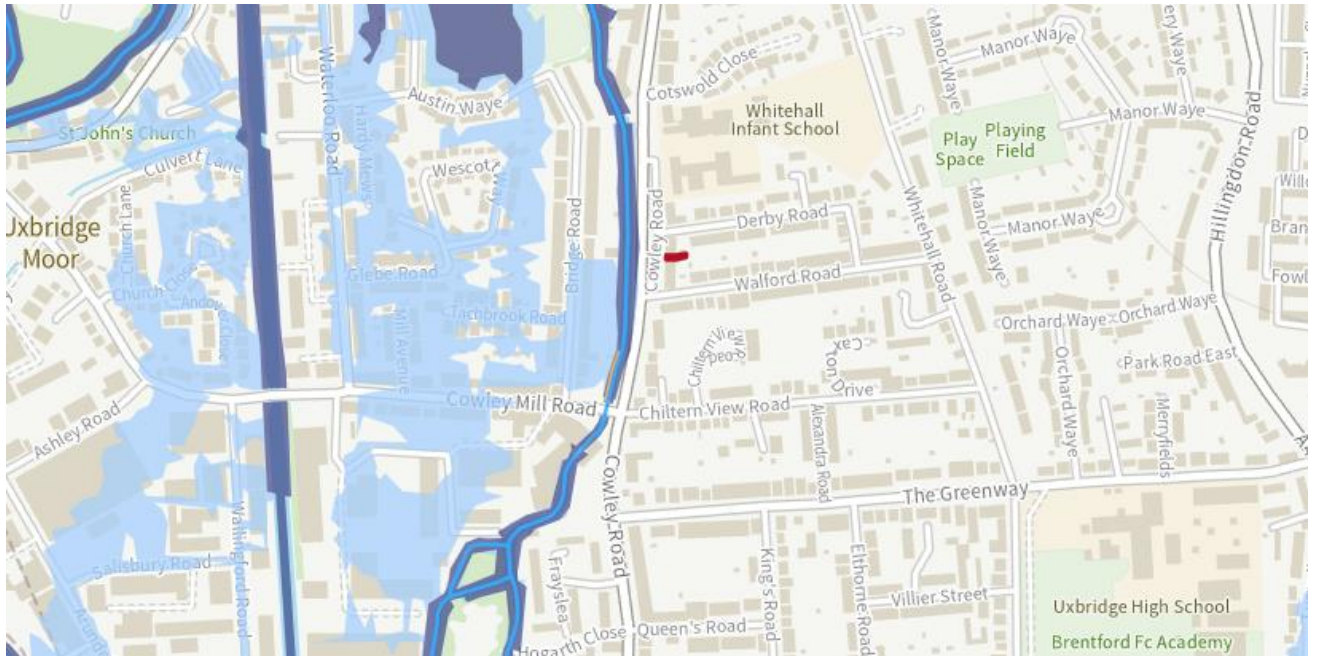
The building as it stands would comply with current regulations. Addition information for the installation of extradition system is included within this application.



## 12.00 FLOOD RISK

### 12.01

The Environment Agency's flood risk map shows the site to be outside the flood risk zone.



### 13.00 LANDFILL

#### 13.01

The local area has been checked in accordance with the Environmental Agency records and there are no apparent landfill sites within a 1000m radius (active or historic)

Internal waste within the proposed unit will be as per the existing waste disposal.

### 14.00 DRAWINGS

#### 14.01

These drawings accompany the application:

A1ELF	Existing and proposed shop front and layout
B1ELF	Location and Block plan
C1ELF	Proposed Rear elevation
D1ELF	Proposed Extraction Plan