

## Design Statement

100 Lansbury Drive

Hayes

Hillingdon

UB4 8SE

Previously a hair and beauty saloon

New Proposal – Trading of hot food, and convenience store, with a warehouse / store, food production kitchens / bakery and a single storey with part two storey extension.

### The site

The site is on Lansbury drive, which forms a parade of shops, on this parade, there is a mixture of uses, and trades. Sites across the road, and along the parade, have been extended in a similar manner, with single storey extension, and two storey extensions. The site has public access, through foot, and has a off road car parking space for users to the front forecourt, and the rear access road yard. The property is currently split into two levels, with commercial uses to the bottom, and residential living spaces to the top. The proposal looks to keep the commercial shop front, but change its use, into a convenience store, which sells fresh food, hot, and bakery.

The site is a large corner plot, which has single storey extensions built to the rear yard.

The proposal looks to build to the side as a single storey extension, up to our

Boundary, and interlinking the side extension to the existing stores to the rear of the existing property, with a partial two storey rear extension above.

There is design precedent which can be seen below, which are of the neighbouring sites.









As seen from these photos, similar two storey extension have been built around the parade of shops on Lansbury drive. Our proposal looks to utilise the space on pour site, with similar extensions.

The rear access yard is used only by the shop owners. There is residential parking bays to the main road, and there is a front courtyard for car parking.

The proposed extensions, and the kitchens are going to be used as a base where food is produced, for the clients other branches, where he would take the food, and sell it from his other commercial outlets.

