

Design and Access Statement
For
308 Kingshill Avenue, Hayes, UB4 8BX

“change of use from Retail (A1 use) to Hot Food Takeaway (A5 use)”

ASEA LTD

1.0 Introduction

This statement deals with the design and access parameters of the application proposal. It is prepared in accordance with the guidelines of DCLG Circular 01/2006. The planning application for which this statement is prepared is:

“change of use from Retail (A1 use) to Hot Food Takeaway (A5 use)”

2.0 The Application premises and its surrounding area

The application premise is located within a local shopping parade along Kingshill Avenue. Kingshill Avenue is a trunk road between Yeading Lane to the east and changes as Park Lane to the west. The parade is located on the western side of Kingshill Avenue and the southern side is characterised by mainly residential development. The parade consists of varying uses, grocery & off-licence, supermarkets (Co-operative, Nisa Local) bakery, restaurant, post office, etc. The application premise was a retail shop (A1) and currently is vacant.

The subject property, 308 Kingshill Avenue, Hayes is a three – storey terraced property with flat above. It is located on a plot of 29M deep and 5.3M wide with the area of 0.0152 Hectares (152.0M²). There is a service road to the rear of the property.

3.0 The Proposal

The proposal is for change of use from Retail Shop (A1) to Hot Food Takeaway (A5). As there are too many Retail Shops and Super Markets in this parade, it is not viable to let this as Retail use. Therefore it is decided to change the use as A5. The existing fascia sign and projecting sign are retained with amendment to lettering and its colour.

There are free parking spaces just opposite the parade. Also the owner is intending to use courier home delivery service.

Careful treatment is given to the extract fumes as all the extract equipment is to comply with the DEFRA guidance on control of odours and noise from commercial kitchens (Specification for Kitchen Extract Ventilation is attached).

4.0 Refuse & Recycling

1100 litre Refuse & Recycling wheelie bins are provided at the rear of the property within a metal rail enclosure and collected via the service road at the rear.

5.0 Sustainable Development

The development promotes the energy efficiency of the existing building. The following is a proposed schedule of measures, which could be incorporated into the refurbishment.

- The provision of low-energy lighting and user controls.
- The installation of water meter and devices for water leak detection.
- The provision of water saving devices in all sanitary fittings.

6.0 Accessibility

The site has a very good access to Public Transport. Kingshill Avenue is served by bus routes 90, 195, U7, 696, & 697. Entrance to the shop is level with ground floor to assist disabled people.

7.0 Conclusion

The proposal would bring a currently vacant shop unit back into use and that it would support the creation of some local employment.