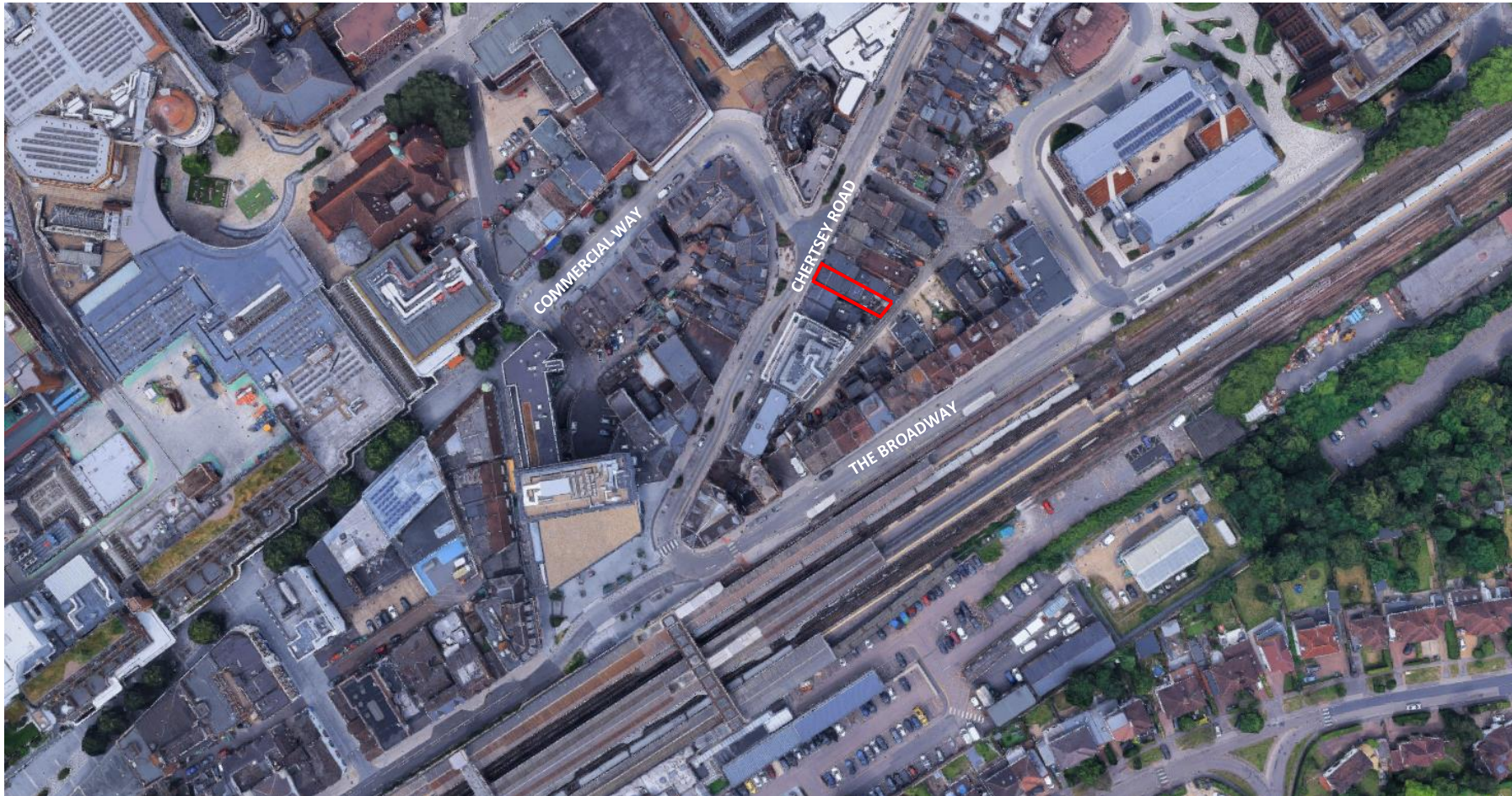


# Project: 870 Uxbridge Road, Hayes, UB4

## ORR

### Design and Access Statement

Advance Architecture



**This application seeks for a Change of Use from Use Class E(b) (restaurant) to Sui Generis for a mixed-use premises comprising both restaurant and takeaway functions, shopfront alterations, rear extension, with proposed opening hours of 10:00–01:00 Sunday to Thursday and 10:00–02:00 Friday and Saturday.**



## 1.0 BACKGROUND AND BRIEF HISTORY



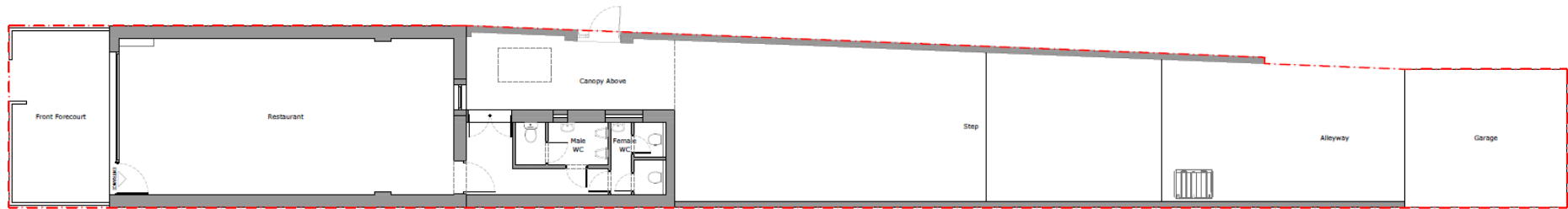
870 Uxbridge  
Road, UB4 0RR

### 1.1 SITE CONTEXT

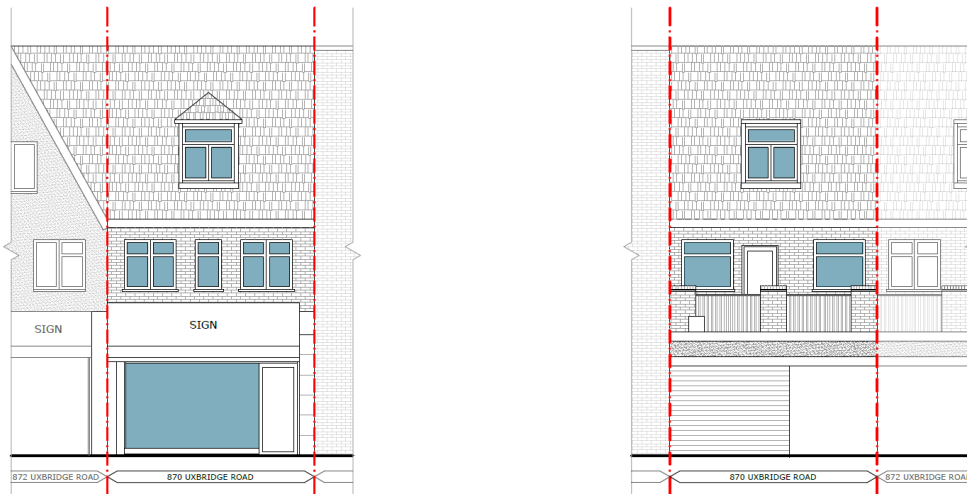
This document is intended to act as an aid alongside the plans submitted in support of this application, which is about the change of use from use class E(b) (restaurant) to sui generis for a mixed-use premises comprising both restaurant and takeaway functions, shopfront alterations, rear extension, with proposed opening hours of 10:00–01:00 Sunday to Thursday and 10:00–02:00 Friday and Saturday at 870 Uxbridge Road, Hayes, UB4 0RR. The premises is located in the London Borough of Hillingdon. The site does not lie within a Conservation Area but has not been characterised as a listed.

- The immediately surrounding area is predominantly mixed use in character
- The area is characterised by two and four storey buildings.

## 1.2 EXISTING BUILDING & USE



EXISTING GROUND FLOOR PLAN



EXISTING ELEVATIONS

This statement should be read in conjunction with the submitted architectural drawings and supporting documents accompanying this planning application.

The application site is located at 870 Uxbridge Road, Hayes, UB4 0RR. The existing property is a three-storey building, with the ground floor currently in commercial use. The ground floor is presently occupied by a restaurant, which falls under Use Class E(b) — the provision of food and drink for consumption mostly on the premises.

The rear comprises of an existing extension and canopy area that was used by the previous occupiers of this premises.

## 2.0 RELEVANT PLANNING & APPEAL HISTORY

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### 2.1 SITE HISTORY

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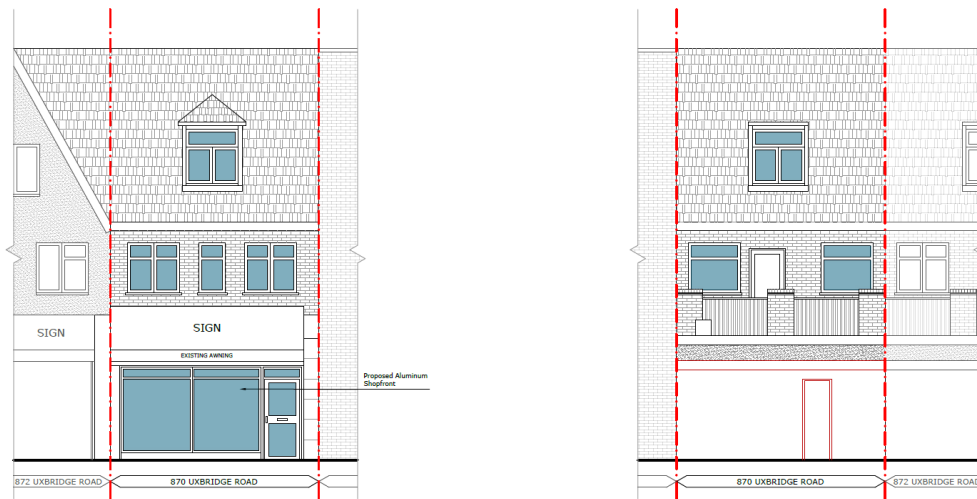
- **29607/APP/2018/3783** – Refused on 21/06/2019  
Single Storey rear canopy extension and single storey rear canopy to provide a sheltered seating area for a café/takeaway and shisha area
- **29607/APP/2016/4258** – Refused on 28/03/2017  
Single Storey rear extension and canopy to provide a sheltered seating area for a café/takeaway and shisha area (sui generis use)
- **29607/80/2092** – Permitted on 21/01/1981  
Extension/Alterations to Retail premises (P) of 18 sq.m.
- **29607/80/2092** – Permitted on 21/01/1981  
Extension/Alterations to Retail premises (P) of 18 sq.m.

### 3.0 DESIGN STATEMENT

#### 3.1 PROPOSED OVERVIEW



PROPOSED GROUND FLOOR PLAN



PROPOSED ELEVATIONS

This application is about the change of use from use class E(b) (restaurant) to sui generis for a mixed-use premises comprising both restaurant and takeaway functions, shopfront alterations, rear extension, with proposed opening hours of 10:00–01:00 Sunday to Thursday and 10:00–02:00 Friday and Saturday at 870 Uxbridge Road, Hayes, UB4 0RR. The proposed extension will be extended until the line of the existing canopy at the site and will be used as storage.

The proposed hours reflect those of similar late-night venues nearby, such as restaurants and takeaways. They aim to boost the town centre’s night-time economy by increasing footfall and vibrancy, while remaining sensitive to neighbouring uses.

**Proposed Opening hours:**

Sunday-Thursday: 10:00am – 01:00am

Friday-Saturday: 10:00am – 02:00am

**Opening Hours of Restaurant/Takeaways in the area:**

Hajveri Kebab & Grill – 906 Uxbridge Road

Monday-Sunday: 04:00pm – 04:00am

Taste of Village Pakistani Restaurant – 766B Uxbridge Road

Monday-Sunday: 10:00am – 02:00am

Selekt Chicken – 742 Uxbridge Road

Monday-Sunday: 10:00am – 12:00am

Azmo’s Peri Peri – 722 Uxbridge Road

Monday-Sunday: 11:00am – 02:00am

KFC Hayes End – 650 Uxbridge Road

Sunday-Thursday: 11:00am – 02:00am

Friday-Saturday: 11:00am – 03:00am

## **4.0 ECONOMIC & EMPLOYMENT BENEFITS**

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The design and changes will have positive impact on the locality. The proposed changes will result in additional employment to the new premises. This is beneficial for the local job seekers and will support the local employment. The premises causes no harm to the adjoining properties and intend to benefit the immediate and wider surrounding area by increasing the job positions and the visitors of the area.

## 5.0 ACCESS & REFUSE STORAGE AREA



Refuse storage for the site is currently located at the rear of the premises, and the proposed development will maintain this existing arrangement. No changes are planned to the location, layout, or capacity of the refuse storage area, ensuring continuity with the established waste management setup.

KEY LEGEND

 REFUSE AREA

## 6.0 CONCLUSION

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In conclusion, the proposed development at 870 Uxbridge Road, Hayes, seeks a change of use from use class E(b) (restaurant) to sui generis for a mixed-use premises comprising both restaurant and takeaway functions, shopfront alterations, rear extension, with proposed opening hours of 10:00–01:00 Sunday to Thursday and 10:00–02:00 Friday and Saturday at 870 Uxbridge Road, Hayes, UB4 0RR. The site is situated within a mixed-use commercial frontage where late-night food premises are already well established, and the proposal has been carefully designed to integrate with the prevailing character of the area.

The scale and nature of the physical works are modest and sympathetic to the existing building, with no adverse impact anticipated on the visual amenity of the street scene or neighbouring occupiers. The proposed opening hours are consistent with comparable nearby premises and will support the vitality and viability of the local centre, particularly the evening and night-time economy.

Furthermore, the scheme will deliver tangible economic and employment benefits through the creation of additional job opportunities and increased local footfall. Existing refuse arrangements are to be retained, ensuring continuity of servicing without introducing new operational impacts.

Overall, the proposal represents an appropriate and sustainable form of development that accords with the character of the surrounding area and relevant planning considerations. It is therefore respectfully requested that planning permission be granted.

Advance Architecture