

Design & Access statement

Corner Unit at Powerhouse, Powerhouse Lane, Hayes

March 2025

Summary

This Design & Access Statement looks to apply a temporary change of use to the vacant unit at the Powerhouse, Hayes. It is currently vacant under class E (conditions pertaining to a café use) in which the application will look to apply an F2 (community facility) for a fixed period. Within this period, the landowners have agreed to support the Council's initiative in providing community facilities within the Old Vinyl Factory area, as part of the wider economic & regeneration plans for Hayes.

Design Principles

Intentions for the space and descriptions of works will be outlined below.

Accessibility

- Intended use is for community engagement, use and facilitation, therefore it is a priority for us to clearly indicate the space is available for a variety of groups and local organisations.
- Clear signage will be indicated for the name of the unit, which if given consent will be named '*OneEleven Powerhouse*'. Relevant digital mapping will be updated to reflect this.
- At present, there is no infrastructure for disability access, and the upgrades will include retrofitting the door for accessible use, upgrade the existing WC space to be fully accessible.
- There is currently level access, so this will be maintained. Door access is double doors and will be maintained.

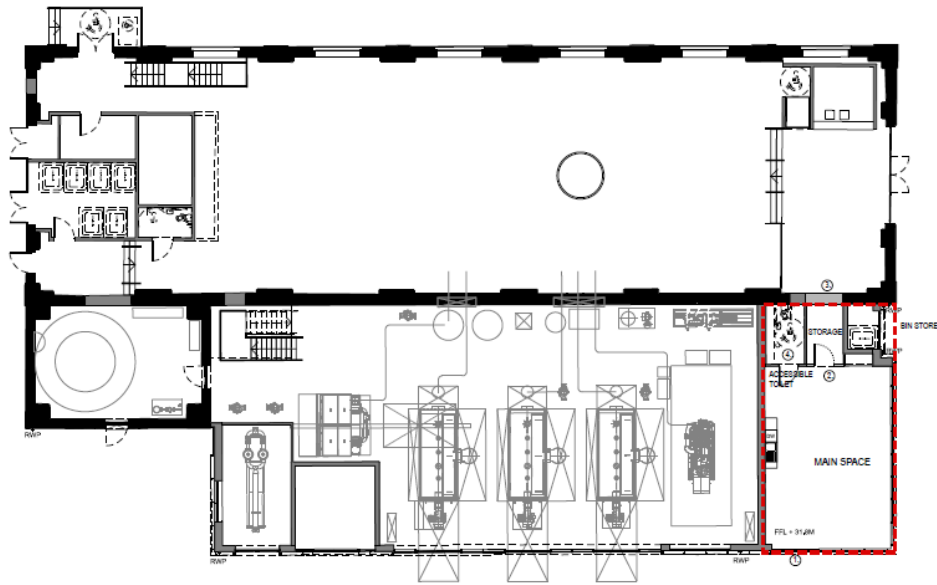
Layout

- Main access will be maintained from Material Walk.
- WC will be maintained in the top left of the plan.
- Included will be a storage space for furniture and miscellaneous items.
- External bin store (existing) will be maintained.
- Main room to be retained as a singular open space with a sink and kitchenette revived on the LHS wall.
- Windows will be maintained with measures to ensure privacy is maintained for internal occupiers.

Design & Access statement

Corner Unit at Powerhouse, Powerhouse Lane, Hayes

March 2025



Key points

1. Upgrade doors to be accessibility friendly
2. Make into storage
3. Add any additional fixings to contain space within boundary
4. Upgrade WC facilities for accessible users

Appearance

- All external appearance will be maintained and not amended.
- Internal will include neutral soft rubber flooring for wider use and maintenance.
- Walls will be plastered and painted white with the opportunity for more community interventions proposed at a later stage internally.
- Lighting will be maintained and upgraded in existing place.
- WC will be accessible compliant

Sustainability

- No additional sustainability measures will be implemented and will ensure appliances and sanitaryware will be as energy efficient as possible.

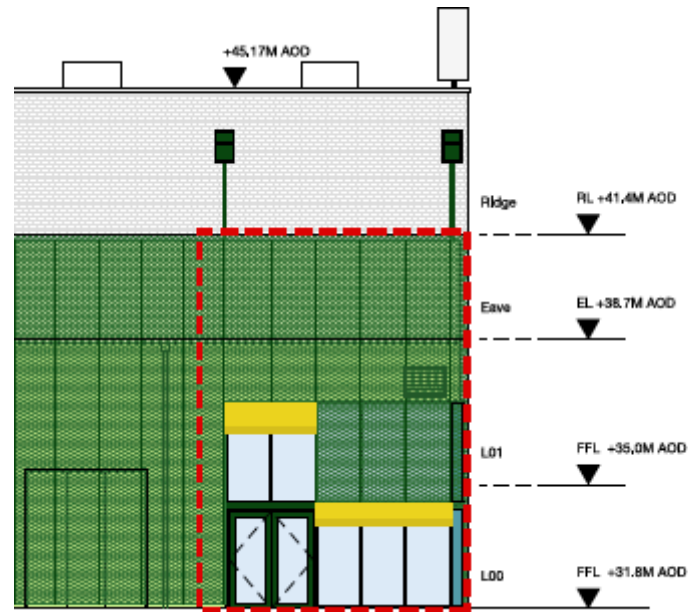
Access and Movement

Vehicular Access

- No additional parking facilities will be implemented, but there is on-road parking available on Powerhouse Lane just outside the unit.

Pedestrian Access

- Pedestrian access is maintained as is from Record Walk.
- Crossing point at powerhouse lane is maintained.



Key upgrades

- 1. Upgrade doors to be accessibility friendly

Addressing Potential Issues

Site Constraints

- There are no identified site constraints as all works will be internal only.

Impact on Surroundings

- The impact for the surrounding area is only geared towards positive support to the local community and create interest and spaces for residents to use.
- No views will be blocked or impacted for neighbouring buildings.

Conclusion

This design and access statement demonstrates a commitment to allowing a change of use be implemented for community use to unlock vacant units in the area. Creating an accessible and well-integrated space that considers the surrounding and user needs, while adhering to relevant planning guidelines. The intentions are to support local people by facilitating the opening of a space for them to use and consider the feasibility of community spaces in the Old Vinyl Factory area.