

### 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

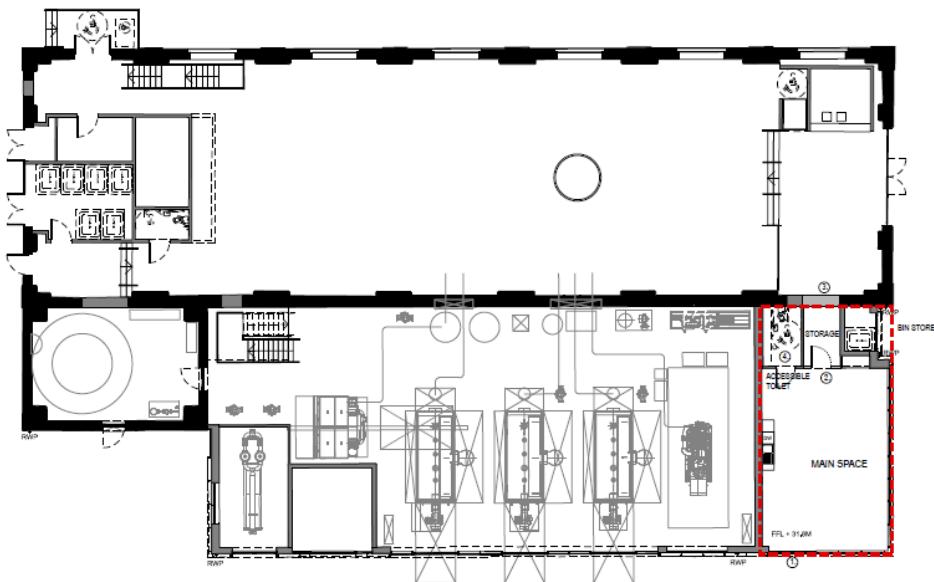
Intentions for the space and descriptions of works will be outlined below.

#### 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.



### 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.

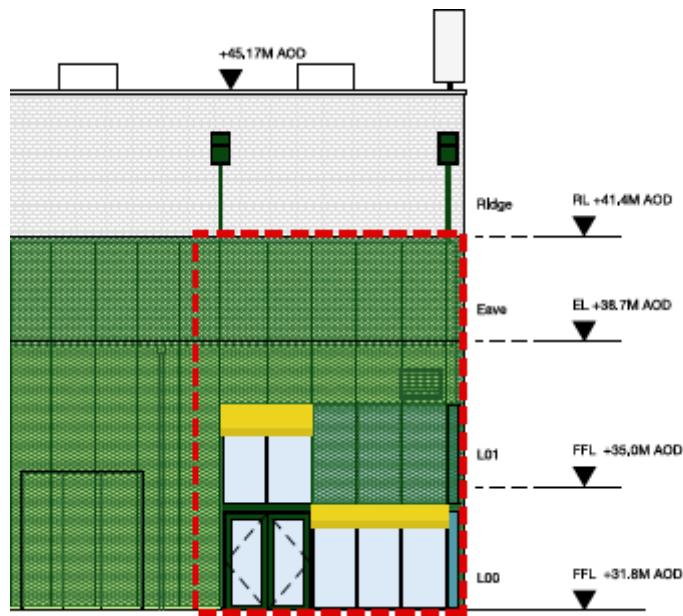
### Access and Movement

#### 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.