

DESIGN AND ACCESS STATEMENT

FOR
REPLACEMENT OUTBUILDING AT

316-320 HIGH STREET, HARLINGTON, MIDDLESEX, UB3 5DU

1. Introduction

This report has been prepared to support the full plans application for the demolition of the existing outbuilding to the rear of 316-320 High Street, Harlington with the construction of a new two storey outbuilding and a walk-in freezer.

2. Site Appraisal

The address of the site is below:

316-320 High Street
Harlington
Middlesex
UB3 5DU



Fig. 1: Aerial photograph showing site and surrounding buildings

The site measures 0.05 hectares. As shown in Figure 1.1, the site is bounded to the south by two storey residential properties beyond which is the A4 (Bath Road) dual carriageway; to the east by plant hire depot; to the north by commercial properties (Mix of A1 and A3 Use classes), beyond which are 2- storey residential properties; and to the west also by the residential two storey properties.

The site is not located in a conservation area and does not contain any listed buildings. Harlington is well connected with major road links (M4, M25, and A40/M40) and train links providing easy routes to and from Central London. The A40/M40 also provides a direct route to the Midlands (Birmingham and Oxford). Harlington is within the London Borough of Hillingdon and is bordered by the Berkshire, South Buckinghamshire, London Borough of Harrow and the London Borough of Hounslow. The site is located closely to Heathrow Airport and nearby hotel chains on the Bath Road.

The restaurant offers a free collection and drop-off service to customers residing within the context of the airport. 316-318 High Street are two storey, mid-terrace buildings with a restaurant unit on the ground floor and an authorised HMO use on the upper floor. The restaurant is located on the High Street in one of two designated core areas of the Harlington Local Centre. The applicant also owns the adjoining property (320 High Street) which he operates as a shop unit.

The restaurant is a thriving business and the current kitchen space is inadequate to support the restaurant therefore the applicant seeks to use the proposed outbuilding as an additional kitchen space to support the restaurant. This kitchen will be for preparation of vegetarian foods only so this is kept away from the meat in the existing kitchen. The outbuilding will also provide additional storage space for dry foods.

3. Design Appraisal: Amount

The proposed outbuilding has a gross external floor area of 30 m². The restaurant is a thriving business which has seen lucrative growth over the last 10-15 years and as a consequence requires additional storage space to store catering equipment and other goods related to the use of the restaurant as well as dry foods and cooking space. In recent years the demand has grown for a separate halal kitchen, therefore the new building will house a new kitchen at ground specifically for this use. There will be no additional staff members, the existing staff will work between the existing and proposed kitchen.

The site benefits from a single storey garage type building however this will be replaced. In recent times the need for on-site car parking has depreciated and it is now found that the majority of the customers are either local residents or from local hotels. The customers situated in the hotels use the restaurants free collection and drop-off service or a taxi. There are very few customers who use a vehicle and those that do use the pay and display facility on the High Street. We have found that customers come to have a drink and meal and therefore do not want to drink and drive. It is for this very reason that loss of a parking space to provide a walk-in freezer will not result in a detrimental effect to the vehicle parking spaces on the site.

4. Design Appraisal: Layout, scale and appearance

The proposed outbuilding will be situated on the footprint of the current outbuilding. It is suitably situated and sized to allow vehicles to manoeuvre safely on the site for both parking and access to adjacent properties. The outbuilding will have a shutter to the main façade and will have a single door to the side entrance. The proposed outbuilding will be very similar in height to the outbuilding to the rear of 324 High Street. It will have a pitched roof to provide a low two storey building height. The proposed outbuilding will have a brick finish to the facades to provide a simple outbuilding in keeping with the main buildings on the site.

5. Vehicular access and parking

With the proposed outbuilding on the site, the restaurant (316-320 High Street) will have provision for 7 no. vehicle spaces to the rear of the site which is in keeping with the Hillingdon Parking standards. For the restaurant 1 no. space has been provided and for the 12 habitable rooms at first floor of 316-320 High Street, 6 spaces have been provided. One of these spaces will be designated for disabled use. In order to meet this, the area to the rear of 320 will also be included. No parking spaces have been provided for the retail shop at 320 High Street as per the parking standards.

All the staff working at 316-320 High Street live within walking distance of the restaurant/shop therefore no staff parking is required on the site. In addition to this a cycle rack will be provided for the use of 5 cycles on the site.

New bollard lighting will be provided for low level lighting within the car park to make the area safe for both staff and visitors. These changes will vastly improve the site to the rear of the restaurant which is currently in dilapidated condition.

6. Conclusion

Since August 2013 when the change of use was permitted under the General Permitted Development Order, the premises have been used as a restaurant very successfully. This has removed the need for a vacant retail shop on the High Street and has turned the High Street into a thriving local area. The additional storage space and kitchen is required to support the use of the restaurant.