

DESIGN & ACCESS STATEMENT

CLIENT: Mrs Anu Sood

SITE ADDRESS: 36 Coldharbour Lane, Hayes, UB3 3EB

PROPOSAL: Change of use from a retail unit (Use Class A1) to hot food takeaway (Use Class A5) with installation of flue pipe above the roof

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I. INTRODUCTION

- MKM Design & Construction Ltd. have been instructed to assist with a submission of a change of use planning application.
- The property represents a closed down shop (A1) located at 36 Coldharbour Lane, Hayes, UB3 3EB.
- The applicant believes that the premises would be a success if she was able to trade under a different format, such as A5 (hot food takeaway).

II. PROPOSED USE

The proposal is focused on the use of the premises as a hot food takeaway, with the installation of an efficient flue pipe above the roof.

III. SCALE

The proposed change of use will not increase the footprint of the existing building. The scale of the change of use to takeaway has been prepared with much consideration towards the existing building line, height of the ground floor, neighbouring properties and the general character of the area. The proposed change of use will have no impact on the street scene. The refurbishment to the single storey shop space will be adequate to fit the use of hot food takeaway and will result in the creation of a counter, food preparation area, customer area, storage, a staff toilet as well as the installation of an extractor flue pipe above the roof of the building.

IV. LAYOUT

The layout of the site reflects the character of the local area and will not negatively impact it, as it is part of a traditional retail- block along with the neighbouring businesses. The proposed change of use would also generate revenue.

V. LANDSCAPING

The street scene and existing landscape will not be adversely affected by the proposed change of use as the takeaway would comfortably take place within the footprint of the existing building. At the same time, it would improve the aspect of the local area, as the existing closed down shop has an unattractive appearance and even makes the street view look depressing.

VI. DESIGN

The application represents a well-considered proposal which incorporates an adequate design that makes excellent use of the premises, without compromising the amenities of local residents and other folk. The external aspect of the building will not be modified, except the installation of an efficient flue pipe above the roof of the building and this shall be done with consideration towards the neighbouring properties and the character of the area. The siting of the extractor flue pipe is designed to fit with the existing building structure. The location of the flue pipe will be above the roof of the building. It is considered that any odour or fume from the flue

pipe will not affect the neighbouring properties (Please refer to the attached block plan drawing). The adjoining properties 36B (Flats 01-09) is separated by a land from the application site. There are windows in the side elevation of the block of flats and they seem to be like kitchen windows; it is considered that they would not be affected by the flue pipe as the windows are away from the flue pipe and well below the 45degree line drawn vertically from the flue pipe. The property at No 34 is a single storey business which is likely not affected by the flue pipe. No 32 is a three storey building with any windows facing the application site. The property at No 2 Mount Road is a two storey residential dwelling which is far away from the application site.

The proposed change of use to hot food takeaway include a customer area, counter, food preparation area, storage as well as a staff toilet.

VII. NEIGHBOURING AMENITY

As the property is located on the busy part of the Coldharbour Lane, it is considered that the proposal will not impact upon the neighbouring amenity in relation to noise levels.

VIII. ACCESS

Level access is not required as the shop floor level is the same height as the footpath. The main pedestrian access route will be through the front.

IX. OPENING HOURS

The takeaway will be open to customers from Monday to Sunday 09.00 to 21.00.

X. EMPLOYMENT

It is envisaged that the takeaway will employ 3 full time employees and one part time employee, which will contribute towards employment.

XI. DELIVERY OF GOODS

The delivery and collection of goods, loading and unloading from the premises will only be carried out during the opening hours. There are designated loading bays to the front of the property.

XII. COLLECTION OF WASTE

Arrangements have been made with a private waste contractor to collect the waste on site. Waste will be collected in 100 General Waste bags on a daily basis (Email from waste contractor attached).

XIII. CONCLUSION

The present Design and Access statement has been provided in accordance with the Planning requirements to accompany the application form, drawings and details. As we hope the proposed change of use has been proven, as stated above, not to have any negative impact of social, economic or aesthetical nature on the neighbouring dwellings and as it is designed to preserve the aspect of the local of the area, while putting an closed-down retail to good use, we respectfully submit it to your consideration for approval.