

Design and Access Statement

Site Address: 5 Tavistock Road, West Drayton, UB7 7QT

1. Amount

1.1 The proposal is to change the use from Use Class E to Takeaway Use (Sui Generis) and obtain approval for the already installed internally illuminated signage. It shall be noted that the property previously had approval for A3 Restaurant Use and benefits from an existing kitchen extraction system – refer to planning application (46571/APP/2007/2001). There is no other existing hot food takeaways along this parade therefore it is deemed the proposed change of use will be a welcoming change for the majority and benefit the locals with a new hot food service.

The images below shows evidence of the existing extraction duct installed prior to the nearby new developments.



Street View 2017



Street View 2008

2. Layout

2.1 The proposed layout has changed to suit the new use – small customer area to the front and commercial kitchen/storage located to the rear with a serving counter separating the two areas.

3. Scale

3.1 No changes to the existing scale.

4. Landscaping

4.1 N/A

5. Appearance

Newly installed internally illuminated fascia sign and a projecting sign. The new signage has been installed but currently covered awaiting planning approval.



Previous Signage

6. Access

6.1 Customer access to the takeaway remains the same via. the main front door located on Tavistock Road. The proposed opening hours are as follows (can be adjusted to minimise impact):

Days	Opening Times
Monday	11:00 to 23:00
Tuesday	11:00 to 23:00
Wednesday	11:00 to 23:00
Thursday	11:00 to 23:00
Friday	11:00 to 23:00
Saturday	11:00 to 23:00
Sunday	11:00 to 22:30

7. Delivery and Servicing Plan

7.1 Similar to Units 1 to 4, all service deliveries to the site will enter the self-contained rear yard via the side access road which is accessed from the main highway (Tavistock Road), see image below. Delivery vehicles will park up behind Unit 5 and then unload.

7.2 Typically service deliveries to the site will be made with small vans or personal vehicles. All turning, manoeuvring and loading/unloading will be undertaken within the rear/side yard. Service vehicle operators visiting the site will be required to switch off their engines as soon as possible after arrival, remaining off during unloading and loading procedures.

7.3 The expected number of service deliveries will be 2-3 per week and the delivery times will range between 10:00 to 18:00.

7.4 Waste will be stored at the rear of the property as shown in the submitted plans. Unit 5 will have its own dedicated 1100L general waste bin. The waste will be collected on a weekly basis by an approved waste management company. Additional waste bins including recycling bins can be introduced if required. The store manager will ensure the waste area is kept clean and tidy all times.

7.5 All customer collection and delivery vehicles for takeaway services will utilise the side yard shown below for short term parking. The area has capacity for 6 vehicles and will be shared with Unit 4 which is operated by the same business owner. To clarify, the side yard is strictly for the use of Unit 4 & 5.



Delivery and Servicing Map

8. Noise Impact and Odour Assessment

8.1 The noise impact and odour assessments will be issued as separate documents. Mitigation measures can be found in both documents.

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