

Design and Access Statement

Company Name: Kablan Uk Planning & Licencing

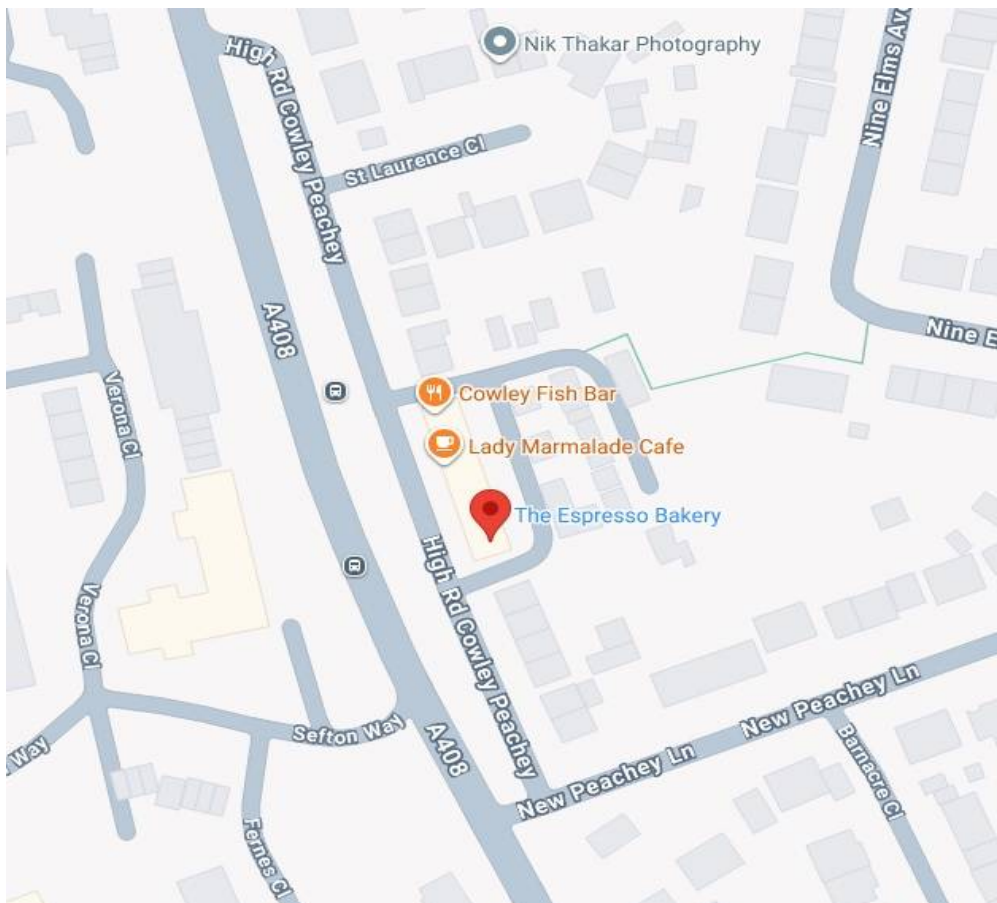
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Property Address: 34 High Road, Cowley,Uxbridge,UB8 2HL



Google Map View

Proposed Change of Use from Class E (Bakery & Coffee Shop) to Sui
Generis (Hot Food Takeaway)

DESIGN STATEMENT

Introduction:

This Design and Access Statement has been prepared in support of a Full Planning Application seeking planning permission for the proposed change of use of the existing premises at **34 High Road, Cowley, Uxbridge UB8 2HL** from its existing lawful **Class E Bakery & Coffee Shop** use to a **Sui Generis Hot Food Takeaway**.

The proposed business will primarily specialise in freshly prepared grilled chicken, offering customers healthier menu choices alongside fried chicken, burgers and other complementary hot food products. The emphasis on grilled food will broaden customer choice and provide a valuable addition to the existing food offer within the local area.

This statement explains the design principles behind the proposal and demonstrates that the development has been carefully considered in terms of design, accessibility, neighbouring amenity, highway impact and the overall character of the surrounding area.

The proposal has been designed to make effective use of an existing commercial premises which has operated with a commercial kitchen and extraction system for many years. No extension to the building is proposed and the external appearance of the property will remain largely unchanged.

Site Description:

The application site is located at **34 High Road, Cowley, Uxbridge UB8 2HL** within the London Borough of Hillingdon.

The premises forms part of an established parade comprising approximately seven adjoining commercial units located on High Road Cowley Peachey immediately adjacent to the A408 High Street. The surrounding area is characterised by a mixture of commercial and residential uses and benefits from excellent accessibility.

The application premises occupies a ground floor commercial unit beneath two floors of residential flats. The premises has an approximate gross internal floor area of **42.5 square metres** with approximate dimensions of:

- Length: 7.75 metres
- Width: 5.40 metres
- Internal Height: 3.12 metres

The surrounding parade already accommodates a variety of established commercial uses including a Chinese takeaway, a fish and chip takeaway, a coffee shop, a laundry and two off-licence premises. Whilst there are already various food-related businesses within the parade, there is currently no dedicated chicken takeaway shop, and the proposal would therefore broaden customer choice whilst complementing the existing commercial offer.

The application site occupies a favourable position. To the front, the premises faces the wide A408 High Street with the nearest buildings located approximately 50 metres away, providing generous separation distances. To the rear of the premises there are garages and servicing areas rather than residential properties, significantly reducing the potential for adverse impacts upon neighbouring residential amenity.

The surrounding highway network also benefits from numerous Pay and Display parking bays situated along High Road Cowley Peachey, providing convenient short-term parking for customers.

Existing Use:

The premises currently operates as an bakery & breakfast coffee shop with an established commercial kitchen serving cooked food throughout the day.

The property has benefited from a commercial extraction system for in excess of twenty years and has therefore operated as a food preparation premises for a considerable period of time. The proposal does not introduce commercial cooking to a previously non-food use but instead represents the continuation of an established commercial kitchen use under a different operational format.

Importantly, the proposal does not seek to introduce a new extraction route. The existing extraction route located on the side elevation will continue to be utilised and upgraded as part of the proposed development.

Proposed Development:

Planning permission is sought for the change of use from Class E Bakery & Coffee Shop to a Sui Generis Hot Food Takeaway.

The proposed business will primarily specialise in freshly prepared grilled chicken, promoting healthier food choices while also offering fried chicken, burgers and other complementary hot food products. The emphasis on grilled menu options will provide customers with a wider range of healthier alternatives, enhancing the diversity of the local food offer.

The proposed opening hours will be:

11:00 – 23:00 daily.

The business is expected to create approximately **four new employment opportunities**, contributing positively towards the local economy.

In addition to customer collections, the business intends to utilise recognised courier delivery services for home deliveries, reflecting modern operating practices and helping to minimise unnecessary customer vehicle trips.

No extension to the building is proposed and no increase in the overall floorspace will occur.

Design:

The proposal has been designed to retain the existing commercial appearance of the premises whilst allowing the unit to continue operating as an active food business.

The external alterations are minimal and primarily relate to the upgrading of the existing commercial extraction system. No significant alterations are proposed to the scale, form or massing of the building.

The existing commercial character of the parade will therefore remain unchanged.

The proposal represents an efficient reuse of an established commercial unit without introducing inappropriate built form or visual clutter.

Access:

The premises currently benefits from direct pedestrian access from the public footway.

No changes are proposed to the existing entrance arrangements.

The entrance is at street level without any entrance steps, allowing convenient access for all users, including wheelchair users, parents with pushchairs and those with reduced mobility.

The proposal therefore maintains an inclusive and accessible environment consistent with the existing arrangements.

Extraction, Noise and Odour Control:

The premises has benefited from an established commercial extraction system for more than twenty years in connection with the existing bakery & café use.

The proposal does not introduce a new extraction route or create a new external flue position. Instead, the existing extraction route located on the side elevation of the building will be retained and upgraded in order to accommodate the proposed use.

As illustrated within the submitted drawings, the upgraded extraction system incorporates modern filtration and noise attenuation measures including grease filtration, pre-filtration, activated carbon filtration, internal fan installation, acoustic attenuation and anti-vibration mountings to minimise noise transmission and cooking odours. The extraction fan will be located internally, further reducing any potential impact upon neighbouring occupiers.

The proposed extraction system has been designed to minimise noise and odour emissions and to ensure that neighbouring residential amenity is appropriately protected.

Furthermore, the rear of the property is occupied by garages rather than residential dwellings, whilst the premises fronts a wide highway with substantial separation distances to buildings opposite. These site characteristics further reduce the likelihood of any unacceptable amenity impacts.

Highways and Parking:

The application site occupies a sustainable location served by the surrounding highway network.

Numerous Pay and Display parking bays are available immediately adjacent to the premises along High Road Cowley Peachey, allowing convenient customer parking.

The proposal is not expected to generate unacceptable traffic movements or parking demand beyond that typically associated with an established food premises.

Home delivery services will primarily be undertaken using established courier operators, reducing the need for additional customer vehicle movements.

Overall, the proposal is not considered likely to give rise to any adverse highway or parking impacts.

Planning Considerations:

The proposal represents the continued commercial use of an established food premises and makes efficient use of an existing commercial unit without extending the building or materially altering its appearance.

The proposal has been carefully designed to minimise any potential impacts relating to noise, odour, parking and neighbouring amenity.

The existing extraction route is retained rather than creating a new flue location, whilst the upgraded extraction system incorporates modern filtration and acoustic measures intended to reduce environmental impacts.

The proposal will provide additional employment opportunities, encourage local investment and contribute positively towards the vitality of the local shopping parade.

As part of our desktop planning research, a comparable planning permission was identified within the London Borough of Hillingdon under application reference **8504/APP/2016/3871**. The approved development similarly involved a hot food takeaway incorporating a side-mounted extraction flue. Whilst every planning application must be determined on its own planning merits, this previous decision demonstrates that the Local Planning Authority has accepted a comparable extraction arrangement where it was satisfied that there would be no unacceptable impact upon neighbouring amenity or the character of the area.

Economic Benefits:

The proposal will create approximately four new employment opportunities for local people.

The investment will support the continued occupation of an established commercial premises and contribute towards the vitality of the local shopping parade.

The introduction of healthier grilled food alongside traditional takeaway products will broaden customer choice whilst complementing the existing range of businesses within the area.

Conclusion:

The proposed change of use represents an appropriate and sustainable form of development which makes efficient use of an existing commercial premises.

The proposal does not involve any extension to the building, retains the established commercial character of the parade and continues to utilise the existing extraction route that has served the premises for many years. The upgraded extraction system has been designed to minimise noise and odour emissions, thereby protecting neighbouring residential amenity.

The site occupies a sustainable location benefiting from good accessibility, nearby public parking provision and an established commercial setting containing a range of retail and food-related uses. The proposal will also create new employment opportunities and further strengthen the vitality and diversity of the local shopping parade.

For the reasons set out within this statement, it is respectfully considered that the proposed development represents sustainable development and that planning permission should therefore be granted.

PICTURES OF SITE LOCATION

Below: Figure 1

The picture displays the existing **front view** of the shop



Below: Figure 2

The pictures below display the **side** view of the building **where the extractor fan duct will be installed**.



Below: Figure 3

The picture displays the existing **rear view** of the shop

