

# Design and Access Statement

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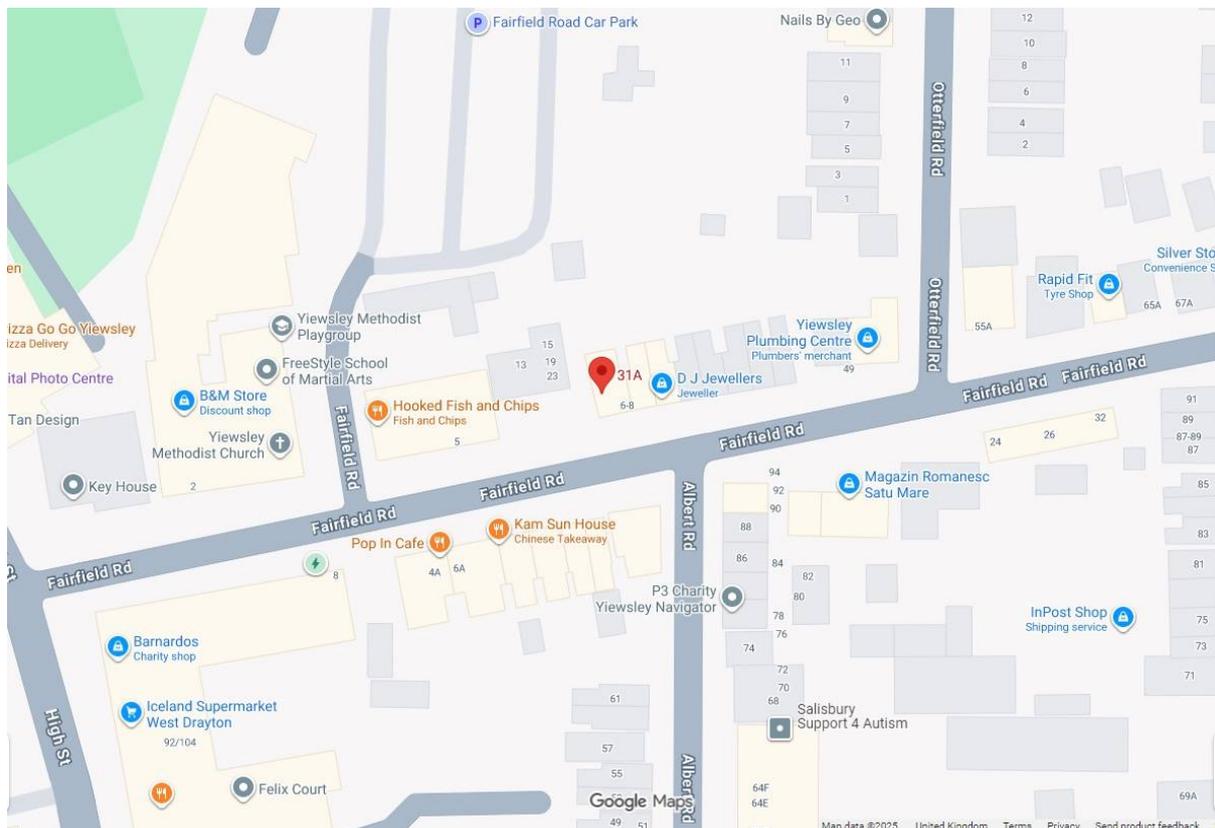
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**Property Address:** 31A Fairfield road, yiewsley, west drayton , UB7 8EY

**Owner of property:** London Ballast Co.Ltd.



The proposal is Change of use from use class E shop to sui generis use class as take away pizza shop.

# DESIGN STATEMENT

## Introduction:

This Design and Access Statement has been prepared to support a Full Planning Application for a Change of Use from Class E (Commercial, Business and Service) to Sui Generis (Takeaway Pizza Shop) at 31A Fairfield Road, Yiewsley, West Drayton, UB7 8EY.

The document outlines the design principles, considerations, and rationale behind the proposal.

## Proposal

The proposal seeks full planning permission for the change of use from Use Class E to Sui Generis (Takeaway Pizza Shop), including the installation of an extractor flue to the rear of the property.

An advanced air ducting and extraction system is proposed to minimise noise and odour impact on neighbouring properties and to ensure compliance with local environmental health standards (please refer to the submitted drawings for further details).

It is also noted that a neighbouring property currently operates a similar extraction system with a comparable layout, demonstrating compatibility within the existing street context.(Figure 3)

## Layout & Access

A new electric pizza oven will be installed with an appropriate cooker hood positioned above for ventilation. A new fire exit door is proposed at the rear of the premises to improve safety and comply with building regulations.

The existing surrounding roads and pedestrian pathways are in generally good condition and provide safe and convenient access for both vehicles and pedestrians.

## Scale

The premises have a total ground floor area of approximately 39.24 sq.m, fronting Fairfield Road. The scale and built form will remain unchanged as the proposal does not include any external extension or structural enlargement.

Dimensions:

- Length: Approx. 12.13 m
- Height: Approx. 2.6 m
- Width: Approx. 4.26 m

### **Site and surroundings:**

The site is located within the London Borough of Hillingdon, along a mixed-use parade comprising both residential and commercial units of varying ages and styles.

There are multiple pay-and-display parking bays along Fairfield Road and adjacent side streets, as well as a public car park located to the rear (Fairfield Road Car Park).

The immediate area already accommodates a variety of small shops, cafés, and takeaway premises, which contribute to the vibrant local character.

### **Economic & Employment Benefits**

The proposed development is expected to generate positive local economic impacts, including the creation of three local employment opportunities.

The introduction of a new takeaway use will increase local footfall, support nearby businesses, and contribute to the continued vitality and regeneration of the wider area.

### **Conclusion**

The entire building is owned by a single landlord, and the subject unit is currently vacant.

In our view, the proposed change of use will bring the vacant unit back into productive use, enhance local employment, and add diversity to the existing food offer within Fairfield Road.

While the parade already includes several takeaway and café premises, there is currently no dedicated pizza takeaway option, and therefore the proposal would complement rather than compete with existing uses.

Given the availability of nearby parking facilities, the proposal will not cause any parking or traffic congestion issues.

Overall, we believe that the proposed change of use will positively contribute to the character and vitality of the local area, and therefore planning permission should 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 rear view of the building where the extractor fan duct will be installed.



Below: Figure 3

The picture below shows a neighbouring property currently operates a similar extraction system with a comparable layout, demonstrating compatibility within the existing street context.

